

City of Idaho Falls

**2021-2025
Consolidated Plan**

Draft for Public Review

June 10, 2021

CITY OF IDAHO FALLS

2021-2025 CONSOLIDATED PLAN

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
THE PROCESS	4
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	4
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	6
PR-15 Citizen Participation	13
NEEDS ASSESSMENT	14
NA-05 Overview	14
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	15
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	31
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	34
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	37
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	38
NA-35 Public Housing – 91.205(b)	40
NA-40 Homeless Needs Assessment – 91.205(c)	43
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	46
NA-50 Non-Housing Community Development Needs – 91.215 (f)	49
HOUSING MARKET ANALYSIS	51
MA-05 Overview	51
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	51
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	57
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	65
MA-25 Public and Assisted Housing – 91.210(b)	73
MA-30 Homeless Facilities and Services – 91.210(c)	75
MA-35 Special Needs Facilities and Services – 91.210(d)	77
MA-40 Barriers to Affordable Housing – 91.210(e)	79
MA-45 Non-Housing Community Development Assets – 91.215 (f)	81
MA-50 Needs and Market Analysis Discussion	89
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	93
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	94
STRATEGIC PLAN	95
SP-05 Overview	95
SP-10 Geographic Priorities – 91.215 (a)(1)	96
SP-25 Priority Needs - 91.215(a)(2)	98
SP-30 Influence of Market Conditions – 91.215 (b)	102
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	103
SP-40 Institutional Delivery Structure – 91.215(k)	106

SP-45 Goals Summary – 91.215(a)(4)	110
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	113
SP-55 Barriers to affordable housing – 91.215(h)	114
SP-60 Homelessness Strategy – 91.215(d)	117
SP-65 Lead based paint Hazards – 91.215(i)	119
SP-70 Anti-Poverty Strategy – 91.215(j)	120
SP-80 Monitoring – 91.230	121
DATA APPENDIX	123

EXECUTIVE SUMMARY

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes to the Community Development Block Grants (CDBG) and HOME Investment Partnership (HOME). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlement communities the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the City of Idaho Falls hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan.

The City of Idaho Falls has prepared this Draft Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: The Process, Needs Assessment, Market Analysis, Strategic Plan, and Annual Action Plan.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the CDBG program is to provide decent housing, a suitable living environment for the area's low- and moderate-income residents, and economic opportunities for low-moderate income residents. The City strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are further explained as follows:

- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- Providing a suitable living environment entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons; making down payment and closing cost assistance available for low- and moderate-income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

Evaluation of past performance

The City evaluates its performance annually with its Consolidated Annual Performance and Evaluation Report (CAPER). The City's CAPER can be found here:

<https://www.idahofallsidaho.gov/299/Community-Development-Block-Grant>

Summary of citizen participation process and consultation process

The City utilized a variety of public input opportunities, including public input meetings, the Housing and Community Development Survey, and a public review meeting. These outreach efforts help shape the Plan and its findings.

Summary of public comments

A summary of comments will be included below. Full transcripts of the meetings are included in the Appendix.

Summary of comments or views not accepted and the reasons for not accepting them

To be determined.

Summary

The Needs Assessment and Market Analysis, which has been guided by the 2021 Housing and Community Development Survey and public input, identified nine priority needs. These are described below.

- Low-to-Moderate Income Housing
- Fair Housing Activities
- Services for Special Needs Populations
- Infrastructure improvements
- Public Facility improvements
- Homelessness
- Job Creation
- Downtown Revitalization
- Code Enforcement

These priority needs are addressed with the following goals:

Housing Development

Activities that provide affordable homeownership opportunities through single unit housing rehab and or acquisition for families or individuals in LMI neighborhoods.

Community Development

Activities for community development through projects such as: curb, gutter and sidewalk replacement in Census Tract LMI neighborhoods, Senior Center improvement projects, and projects that remove ADA barriers for public access.

Economic Development

Downtown Idaho Falls, Slum and Blight by Area with exterior improvements to businesses through façade, sign, awning, and code correction projects.

Public Service

Activities that directly support LMI individuals and families through public service activities.

Homelessness

Provide support for homeless providers that administer homeless prevention activities, shelters, and transitional housing in the community.

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	IDAHO FALLS	Community Development Services Department

Table 1 – Responsible Agencies

Narrative

The City of Idaho Falls is the lead agency for the implementation of the Community Development Block Grant Program. The Community Development Services Department, Planning Division, creates and submits all CDBG related Reports and Plans such as the *Five Year CDBG Consolidated Plan*, the *Analysis to Fair Housing Choice*, the *CDBG Annual Action Plan*, and the *CDBG Comprehensive Annual Performance and Evaluation Report (CAPER)*. The City recognizes that input and participation from the community is key to providing comprehensive Plans and Reports that accurately reflect the needs and the outcomes.

Recognizing Idaho Housing and Finance (IHFA) as the local Public housing Authority, the City relies on IHFA to provide information, resources, and availability of housing programs to local and state service providers and nonprofit organizations.

To help address the issues, the City participates in the Continuum of Care (CoC) through the Region 6 Housing Coalition as a non-voting member with local and state service providers. The Coalition meets once a month to exchange information, make referrals, and educate themselves on issues surrounding homelessness. The City will continue to participate in monthly Housing Coalition meetings to effectively coordinate the exchange of information regarding topics that address homelessness and strategic planning of local activities and annual events such as: HUD/IHFA Point in Time Count, Homeless Stand Down, April as Fair Housing Month, and Fair Housing Training.

The Coalition continues to share information and resources regarding institutional structure, duplication of services, and prevention of homelessness for individuals and families who have been discharged from a publicly funded institution. Institutional Structure is recognized by the City and Housing Coalition participants as a coordinated effort to identify and address underserved housing needs and issues surrounding homelessness through collaborative planning and reporting. The City encourages Housing Coalition participants to submit applications for a variety of funding sources and will continue to consider CDBG applications that offer viable solutions in addressing the priorities identified in the *2021-2025 CDBG Five Year Consolidated Plan*.

Consolidated Plan Public Contact Information

The Grant Administrator, within the Community Development Services Department, Planning Division, is responsible for implementing the Community Development Block Grant Program.

Lisa Farris, Grant Administrator
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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

The City of Idaho Falls, Community Development Services Department, Planning Division, developed the 2021-2025 Consolidated Plan with coordination and consultation with a number of agencies and public input. Invitations to apply for PY2021 CDBG funds were sent by mail, email, posted on the City website, advertised in the Post Register, distributed to past CDBG recipients, and sent to community stakeholders. Community stakeholders include but are not limited to: Idaho Housing and Finance (IHFA-Idaho Falls), the Idaho Falls Downtown Development Corporation, Eastern Idaho Community Action Partners (EICAP), City of Idaho Falls Division Directors, Habitat for Humanity Idaho Falls Area (H4HIF), Region 6 Housing Coalition members, and over 60 participants through their email distribution list. The Housing Coalition distribution list includes organizations and agencies assisting with low income, special needs, and homeless clients. Members attending the Coalition meetings were encouraged to participate during regular monthly meetings and kept informed as we moved through the process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City is sponsoring and coordinating the 2020 Annual Fair Housing Training with the City of Pocatello. Each year the City partners with the City of Pocatello, IHFA local branch, and Idaho Fair Housing Forum/Council in planning and coordinating the one-day training event. Sponsors of the 2020 training include the local branch and staff of IHFA, Idaho Fair Housing Council, the City of Pocatello Community Development Services, Greater Pocatello Association of Realtors, and the City of Idaho Falls CDBG Grant Administrator. Previous years training has served over 88 participants represented from public housing provider agencies, local landlords, property managers, and City Legal staff. Due to the current COVID-19 situation, the training in 2021 will be offered through an online/electronic platform.

In 2021, the City participated in over (8) regular Region 6 Housing Coalition meetings. The information gained through open dialogue and discussion regarding the needs, resources, information, and solutions related to homelessness is instrumental to the City as they address needs, goals, and priorities identified in this Consolidated Plan. The City will continue to enhance coordination through active participation to better understand the unmet needs within the community regarding a variety of topics that address homelessness, private governmental health, mental health, and service provider agencies. Through coordinating their efforts with HUD/IHFA offices, and as an extension of the Continuum of Care (CoC), the Coalition is responsible for planning and providing the annual HUD/IHFA Point in Time Count and Homeless Stand Down.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Regarding the Continuum of Care in the State of Idaho and where the City of Idaho Falls is represented. The state is divided into seven regions within the Continuum of Care (CoCs). Regions one through six

are in the same Balance of State CoC. Idaho Falls is within Region six of the CoCs. Region seven is in the Boise City/Ada County CoC. The City will continue to support CoC efforts to address the needs of homeless persons and persons at risk of homelessness by coordinating and collaborating with community service providers and organizations who have demonstrated their ability to address homelessness and issues surrounding homelessness, apply appropriate funds towards the issues, and have the ability to provide a documented benefit to individuals and families served.

The Region 6 Housing Coalition is comprised of the majority of local service provider agencies and organizations that are addressing the needs of homeless persons, chronically homeless individuals, families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness. The City of Idaho Falls identified Housing as a top priority in the 2021-2025 CDBG Five Year Consolidated Plan. In following the priorities defined by the community, the City will continue to let the needs and priorities drive the selection of projects and activities with regards to housing goals that address Non-Homeless Special Needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The local Idaho Housing and Finance (IHFA) office serves as the public housing authority in the City of Idaho Falls and provides updates of available programs and services offered by State IHFA authorities during monthly Housing Coalition meetings. The State IHFA manages the ESG funds as authorized by Title IV of the Stewart B. McKinney Homeless Assistance Act. The City does not administer ESG funds or HMIS.

Programs managed by State IHFA include:

- **HPRP** HUD Homeless Prevention and Rapid-Rehousing Program
- **CoC** Continuum of Care - Homeless McKinney - Vento NOFA Program
- **SHP** Supportive Housing Program
- **ESG** Emergency Shelter Grant
- **CDBG/HOME**
- **HOPWA** Housing Opportunities for Persons with AIDS
- **Housing Tax Credits**
- **IHFA** Loan Program

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Note: This list will can be updated with list from the City.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	EICAP
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
2	Agency/Group/Organization	Idaho Legal Aid Services, Inc.
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.

3	Agency/Group/Organization	CLUB, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
4	Agency/Group/Organization	Bonneville County Behavioral Health Crisis Center
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Local Crisis Center
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.

5	Agency/Group/Organization	Idaho Falls Downtown Development Corporation
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Prevention of Slum and Blight by Area
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
6	Agency/Group/Organization	Community Food Basket Idaho Falls
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Local Food Basket
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
7	Agency/Group/Organization	Senior Citizen Community Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
8	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
9	Agency/Group/Organization	Domestic Violence and Assault Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
10	Agency/Group/Organization	IDAHO FALLS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
11	Agency/Group/Organization	College of Eastern Idaho
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Community College
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.

Identify any Agency Types not consulted and provide rationale for not consulting

The City made every attempt to be inclusive of its outreach efforts.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Local IHFA with Region 6 Housing Coalition - Idaho Falls	Identified priorities and needs provided by members of the Region 6 Housing Coalition recognized many of the same needs and priorities identified in the 2021 Annual Homeless Point in-Time Count. The Coalition coordinates with HUD and IHFA to plan and complete the count. The Coalition also plans and carries out the local Annual Homeless Stand Down held following the annual count.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City closely with adjacent cities as well as State agencies and regional organizations. This includes the regional homeless coalition, regional health network, Bonneville County and other cities within the County.

Narrative (optional):

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In the development of its 2021-2025 Consolidated Plan, the City sought out public participation on a variety of fronts. Due to the on-going COVID-19 pandemic, meetings were held virtually via webinar. Public input meetings were held on June 2, 2021 to gather additional feedback from the public. A Housing and Community Development survey was widely distributed to increase participation and input in the needs of Idaho Falls. The document will be released for a 30 day public review period. During that time, an additional public review meeting will be held. These public outreach efforts are used in conjunction with collected data to determine Priority Needs and the subsequent goals that will address these needs over the five year planning period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Surveys	Non-targeted/broad community	The Housing and Community Development Survey received a total of 67 responses.	Results are included throughout this report and in the Appendix.	
2	Public Meeting	Non-targeted/broad community	Two (2) public meetings were held on June 2, 2021 at 10am and 5pm via webinar	Transcripts from these meetings will be included in the Appendix.	
3	Public Hearing	Non-targeted/broad community	A public hearing will be held after the release of the draft plan	TBD	

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

The following needs assessment outlines a variety of need throughout the City of Idaho Falls.

The City has experienced a growth rate of over 8 percent since 2010. This growth did not result in much change in the racial and ethnic makeup of the service area. Incomes overall are growing, and poverty is maintaining. However, even with this income growth, housing problems continue to impact a large swath of the community. This is particularly true for housing cost burdens, or households that pay more than 30 percent of their income on housing. An estimated 27.5 percent of households overall and 45.8 percent of renters face housing cost burdens.

In addition, there are a number of special needs groups that are in need of housing and service options. These include persons experiencing homelessness, the elderly, persons with disabilities, persons with substance abuse problems, survivors of domestic violence, and youth.

There are two sets of data tables in this report. The first is the auto-populated data provided by HUD. These data in blue tables. The second is the most up-to-date data available for the City. These are in the tan tables. Most of the narrative will refer to the tan tables by table number.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	53,403	59,415	11%
Households	20,150	21,725	8%
Median Income	\$44,907.00	\$49,098.00	9%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Population Estimates

The Idaho Falls population by race and ethnicity is shown in NA-10.1. The white population represented 88.1 percent of the population in 2019, compared with the black population accounting for 0.7 percent of the population in 2019. Hispanic households represented 14.8 percent of the population in 2019.

Table NA-10 1				
Population by Race and Ethnicity				
Idaho Falls				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	50,711	89.3%	54,167	88.1%
Black	396	0.7%	442	0.7%
American Indian	551	1.0%	344	0.6%
Asian	574	1.0%	917	1.5%
Native Hawaiian/ Pacific Islander	59	0.1%	43	0.1%
Other	3,209	5.6%	3,433	5.6%
Two or More Races	1,313	2.3%	2,113	3.4%
Total	56,813	100.0%	61,459	100.0%
Non-Hispanic	49,456	87.1%	52,384	85.2%
Hispanic	7,357	12.9%	9,075	14.8%

The change in race and ethnicity between 2010 and 2019 is shown in Table NA-10.2. During this time, the total non-Hispanic population was 52,384 persons in 2019, while the Hispanic population was 9,075.

Table NA-10 2 Population by Race and Ethnicity Idaho Falls 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	47,208	95.5%	49,396	94.3%
Black	363	0.7%	367	0.7%
American Indian	379	0.8%	243	0.5%
Asian	565	1.1%	827	1.6%
Native Hawaiian/ Pacific Islander	56	0.1%	43	0.1%
Other	35	0.1%	20	0%
Two or More Races	850	1.7%	1,488	2.8%
Total Non-Hispanic	49,456	100.0%	52,384	100.0%
Hispanic				
White	3,503	47.6%	4,771	52.6%
Black	33	0.4%	75	0.8%
American Indian	172	2.3%	101	1.1%
Asian	9	0.1%	90	1.0%
Native Hawaiian/ Pacific Islander	3	0%	0	0%
Other	3,174	43.1%	3,413	37.6%
Two or More Races	463	6.3%	625	6.9%
Total Hispanic	7,357	100.0	9,075	100.0%
Total Population	56,813	100.0%	61,459	100.0%

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table NA-10.3, between 2000 and 2010, the institutionalized population changed -29.0 percent in Idaho Falls, from 672 people in 2000 to 477 in 2010. The non-institutionalized population changed 94.9%, from 274 in 2000 to 534 in 2010.

Table NA-10 3 Group Quarters Population Idaho Falls 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	362	53.9%	328	68.8%	-9.4%
Juvenile Facilities	.	.	29	6.1%	.
Nursing Homes	93	13.8%	72	15.1%	-22.6%
Other Institutions	217	32.3%	48	10.1%	-77.9%
Total	672	100.0%	477	100.0%	-29.0%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	274	100.0%	534	100.0%	94.9%
Total	274	100.0%	534	100.0%	94.9%
Group Quarters Population	946	100.0%	1,011	100.0%	6.9%

Households by type and tenure are shown in Table NA-10.4. Family households represented 66.0 percent of households, while non-family households accounted for 34.0 percent. These changed from 68.4 and 31.6 percent, respectively.

Table NA-10 4 Household Type by Tenure Idaho Falls 2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	14,510	68.4%	15,110	66.0%
Married-Couple Family	11,119	76.6%	11,628	77.0%
Owner-Occupied	8,940	80.4%	9,124	78.5%
Renter-Occupied	2,179	19.6%	2,504	21.5%
Other Family	3,391	23.4%	3,482	22.4%
Male Householder, No Spouse Present	1,005	29.6%	1,179	28.9%
Owner-Occupied	513	51.0%	529	44.9%
Renter-Occupied	492	49.0%	650	55.1%
Female Householder, No Spouse Present	2,386	70.4%	2,303	68.5%
Owner-Occupied	1,112	46.6%	1,041	45.2%
Renter-Occupied	1,274	53.4%	1,262	54.8%
Non-Family Households	6,693	31.6%	7,779	34.0%
Owner-Occupied	3,358	50.2%	3,748	48.2%
Renter-Occupied	3,335	49.8%	4,031	51.8%
Total	21,203	100.0%	22,889	100.0%

Household Income and Poverty

Households by income for the 2010 and 2019 Five-year ACS are shown in Table NA-10.5. Households earning more than 100,000 dollars per year represented 23.9 percent of households in 2019, compared to 16.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.2 percent of households in 2019, compared to 11.5 percent in 2010.

Table NA-10 5 Households by Income Idaho Falls 2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,409	11.5%	2,330	10.2%
\$15,000 to \$19,999	1,128	5.4%	1,405	6.1%
\$20,000 to \$24,999	1,591	7.6%	1,076	4.7%
\$25,000 to \$34,999	2,772	13.3%	2,528	11.0%
\$35,000 to \$49,999	3,327	15.9%	3,506	15.3%
\$50,000 to \$74,999	3,847	18.4%	4,084	17.8%
\$75,000 to \$99,999	2,442	11.7%	2,495	10.9%
\$100,000 or More	3,367	16.1%	5,465	23.9%
Total	20,883	100.0%	22,889	100.0%

The rate of poverty for Idaho Falls is shown in Table NA-10.6. In 2019, the poverty rate was 13.4 percent meaning there were an estimated 8,101 people living in poverty, compared to 7,368 persons living in

poverty in 2010. In 2019, some 18.7 percent of those in poverty were under age 6 and 7.8 percent were 65 or older.

Table NA-10 6 Poverty by Age Idaho Falls 2000 Census SF3 & 2018 Five-Year ACS Data				
Age	2000 Census		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	1,244	21.1%	1,102	18.7%
6 to 17	1,534	15.4%	1,814	15.8%
18 to 64	4,062	12.5%	4,533	13.1%
65 or Older	528	8.2%	652	7.8%
Total	7,368	100.0%	8,101	100.0%
Poverty Rate	13.4%	.	13.4%	.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,440	2,725	4,290	2,290	9,980
Small Family Households	670	820	1,655	805	4,945
Large Family Households	225	265	620	360	1,250
Household contains at least one person 62-74 years of age	335	580	850	460	2,145
Household contains at least one person age 75 or older	275	475	525	355	795
Households with one or more children 6 years old or younger	420	565	1,105	550	1,240

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	140	20	35	240	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	35	25	4	109	0	0	10	10	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	110	165	20	340	0	30	45	45	120
Housing cost burden greater than 50% of income (and none of the above problems)	1,000	265	15	0	1,280	570	330	255	10	1,165
Housing cost burden greater than 30% of income (and none of the above problems)	145	795	390	25	1,355	125	240	580	190	1,135
Zero/negative Income (and none of the above problems)	95	0	0	0	95	50	0	0	0	50

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,140	550	220	65	1,975	570	355	310	65	1,300

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having none of four housing problems	360	1,130	1,600	640	3,730	225	690	2,160	1,525	4,600
Household has negative income, but none of the other housing problems	95	0	0	0	95	50	0	0	0	50

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	515	390	215	1,120	130	200	305	635
Large Related	80	155	35	270	95	95	195	385
Elderly	95	370	100	565	370	235	240	845
Other	590	390	70	1,050	100	70	125	295
Total need by income	1,280	1,305	420	3,005	695	600	865	2,160

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	490	80	0	570	100	140	35	275

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	80	10	0	90	95	20	0	115
Elderly	60	195	30	285	300	130	145	575
Other	510	60	0	570	75	40	75	190
Total need by income	1,140	345	30	1,515	570	330	255	1,155

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	90	120	190	24	424	0	30	55	50	135
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	25	0	0	25	0	0	0	4	4
Total need by income	90	145	190	24	449	0	30	55	54	139

Table 11 – Crowding Information - 1/2

Data 2013-2017 CHAS
Source:

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and

4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table NA-10.7. In 2019, an estimated 2.2 percent of households were overcrowded, and an additional 0.7 percent were severely overcrowded.

Table NA-10 7 Overcrowding and Severe Overcrowding Idaho Falls 2010 & 2019 Five-Year ACS							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	14,034	99.2%	119	0.8%	0	0%	14,153
2019 Five-Year ACS	14,215	98.4%	158	1.1%	69	0.5%	14,442
Renter							
2010 Five-Year ACS	6,443	95.7%	236	3.5%	51	0.8%	6,730
2019 Five-Year ACS	8,012	94.9%	341	4.0%	94	1.1%	8,447
Total							
2010 Five-Year ACS	20,477	98.1%	355	1.7%	51	0.2%	20,883
2019 Five-Year ACS	22,227	97.1%	499	2.2%	163	0.7%	22,889

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 147 households with incomplete plumbing facilities in 2019, representing 0.6 percent of households in Idaho Falls. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

Table NA-10 8 Households with Incomplete Plumbing Facilities Idaho Falls 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	20,835	22,742
Lacking Complete Plumbing Facilities	48	147
Total Households	20,883	22,889
Percent Lacking	0.2%	0.6%

There were 322 households lacking complete kitchen facilities in 2019, compared to 97 households in 2010. This was a change from 0.5 percent of households in 2010 to 1.4 percent in 2019

Table NA-10 9
Households with Incomplete Kitchen Facilities
 Idaho Falls
 2010 and 2019 Five-Year ACS Data

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	20,786	22,567
Lacking Complete Kitchen Facilities	97	322
Total Households	20,883	22,889
Percent Lacking	0.5%	1.4%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table NA-10.10, in Idaho Falls 14.9 percent of households had a cost burden and 13.0 percent had a severe cost burden. Some 22.9 percent of renters were cost burdened, and 22.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.8 percent and a severe cost burden rate of 5.4 percent. Owner occupied households with a mortgage had a cost burden rate of 14.1 percent, and severe cost burden at 8.2 percent.

Table NA-10 10
Cost Burden and Severe Cost Burden by Tenure
 Idaho Falls
 2010 & 2019 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	7,207	73.9%	1,835	18.8%	690	7.1%	17	0.2%	9,749
2019 Five-Year ACS	7,292	77.3%	1,333	14.1%	775	8.2%	34	0.4%	9,434
Owner Without a Mortgage									
2010 Five-Year ACS	3,958	89.9%	241	5.5%	157	3.6%	48	1.1%	4,404
2019 Five-Year ACS	4,566	91.2%	141	2.8%	270	5.4%	31	0.6%	5,008
Renter									
2010 Five-Year ACS	3,156	46.9%	1,988	29.5%	1,243	18.5%	343	5.1%	6,730
2019 Five-Year ACS	4,265	50.5%	1,935	22.9%	1,923	22.8%	324	3.8%	8,447
Total									
2010 Five-Year ACS	14,321	68.6%	4,064	19.5%	2,090	10.0%	408	2.0%	20,883
2019 Five-Year ACS	16,123	70.4%	3,409	14.9%	2,968	13.0%	389	1.7%	22,889

Describe the number and type of single person households in need of housing assistance.

There were an estimated 8,998 single person households in Idaho Falls in 2019, according to 2019 ACS Data. These households at or below 30 percent the HUD Area Median Income (HAMI) are most likely to be in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Disability by age, as estimated by the 2019 ACS, is shown in Table NA-10.12, below. The disability rate for females was 17.9 percent, compared to 15.1 percent for males. The disability rate grew precipitously higher with age, with 54.5 percent of those over 75 experiencing a disability.

Table NA-10 12 Disability by Age Idaho Falls 2019 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	76	3.7%	76	1.5%
5 to 17	529	8.4%	656	10.3%	1,185	9.4%
18 to 34	918	13.3%	811	11.5%	1,729	12.4%
35 to 64	1,749	17.0%	2,189	21.2%	3,938	19.1%
65 to 74	558	24.5%	505	21.2%	1,063	22.8%
75 or Older	812	52.9%	1,174	55.6%	1,986	54.5%
Total	4,566	15.1%	5,411	17.9%	9,977	16.5%

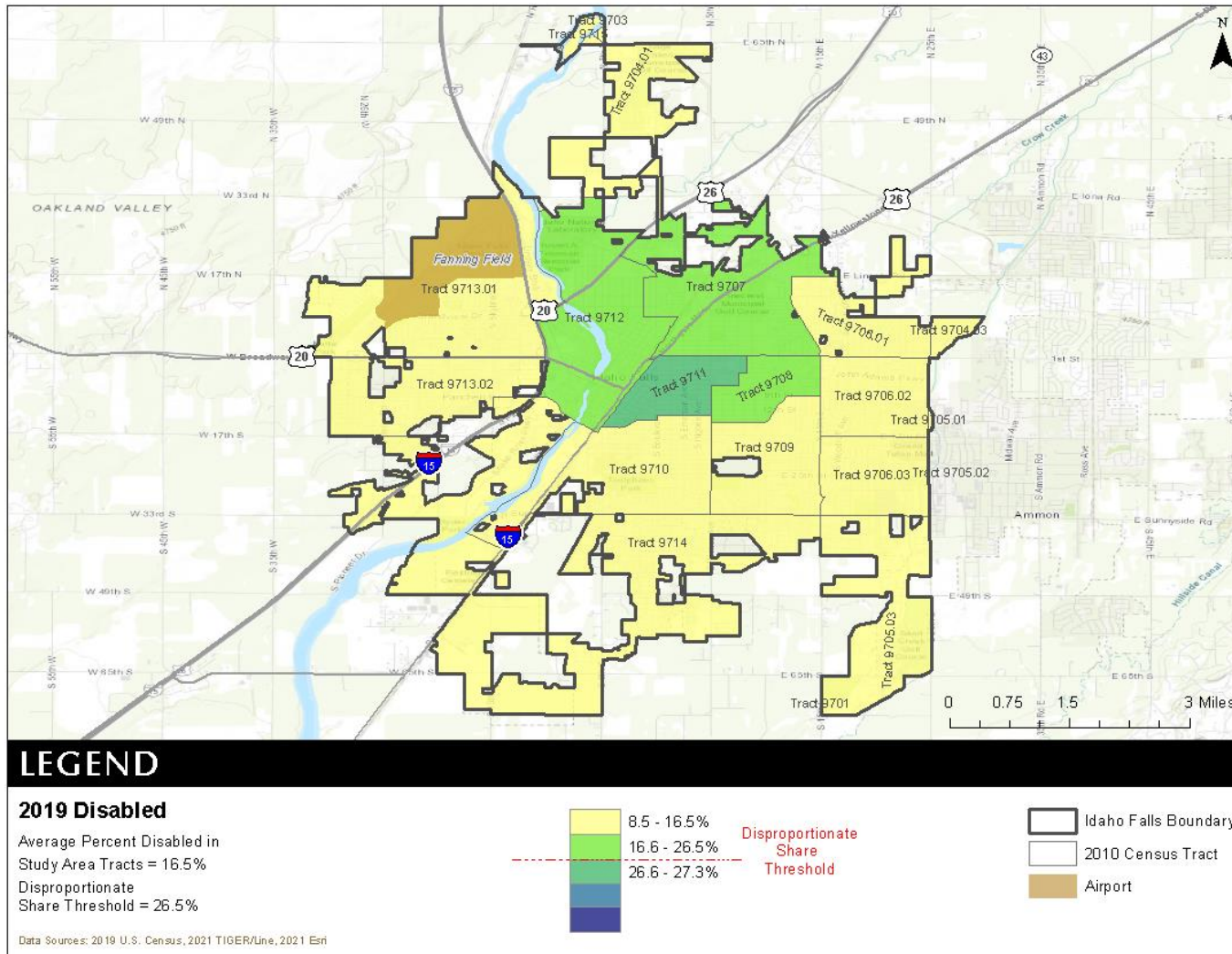
The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table NA-10.13. Some 7.4 percent have an ambulatory disability, 7.7 have an independent living disability, and 3.6 percent have a self-care disability.

Table NA-10 13 Total Disabilities Tallied: Aged 5 and Older Idaho Falls 2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,781	4.6%
Vision disability	2,358	3.9%
Cognitive disability	4,914	8.8%
Ambulatory disability	4,137	7.4%
Self-Care disability	2,015	3.6%
Independent living difficulty	3,303	7.7%

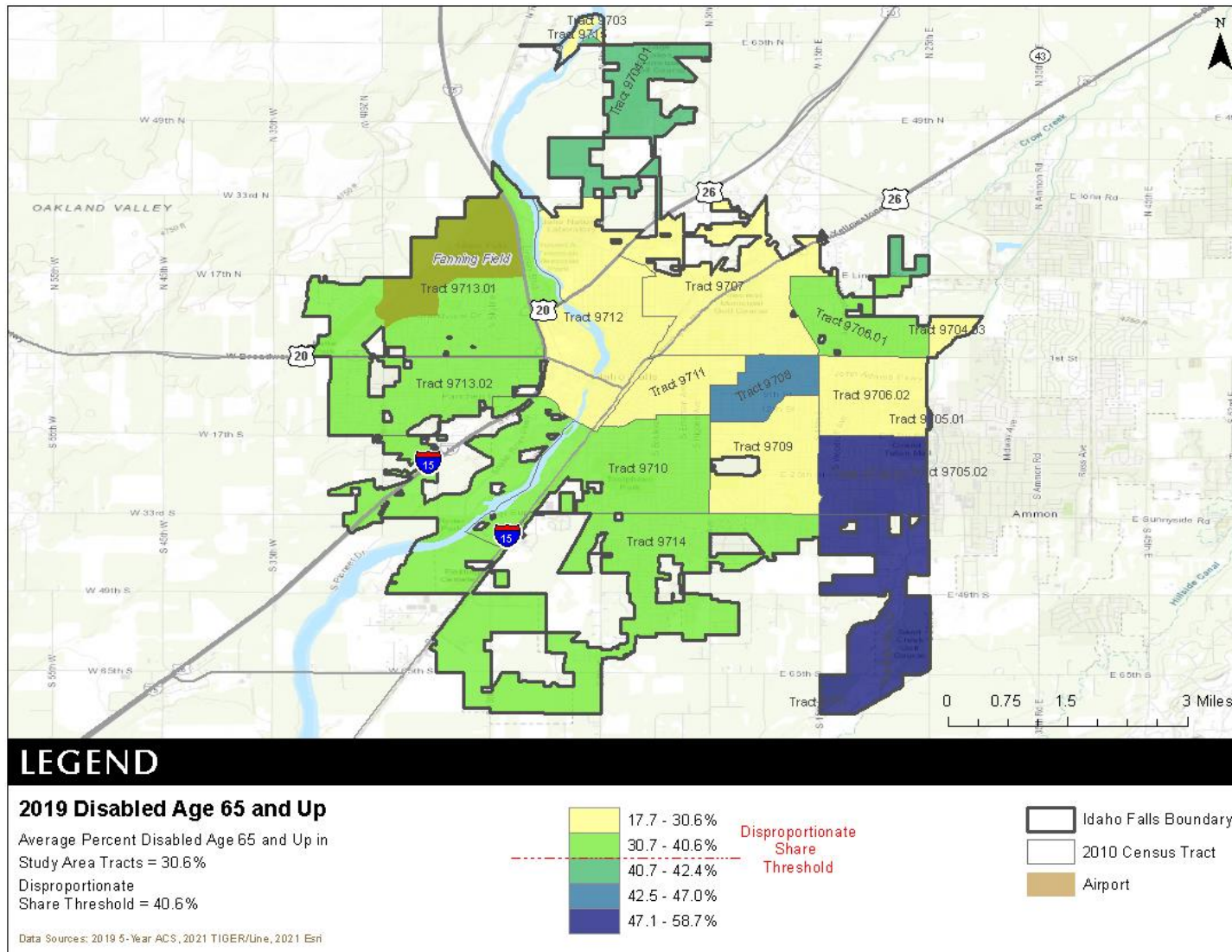
Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, according to WCA, there were eight domestic violence-related fatalities in Idaho in 2019 and law enforcement agencies in Idaho received reports of 5,784 incidents of violence between spouses, ex-spouses, common-law spouses, and those in dating relationship.¹

¹ <https://www.wcaboise.org/about-us/statistics/#:~:text=In%202017%20there%20were%2017%20domestic%20violence-related%20fatalities,is%20raped%20in%20Idaho%20%28Crime%20in%20Idaho%2C%202019%29.>

Map NA-10.1
2019 Persons with Disabilities
 Idaho Falls
 2019 ACS, Tigerline



Map NA-10.2
2019 Persons with Disabilities Age 65 and Older
 Idaho Falls
 2019 ACS, Tigerline



What are the most common housing problems?

As seen in Tables NA-10.7 through NA-10.10, the most common housing problems, by far, are cost burdens. An estimated 0.6 percent of households have incomplete plumbing facilities, 1.4 percent have incomplete kitchen facilities, and 2.9 percent are overcrowded. This is compared to the 27.9 percent of households overall that face housing cost burdens or severe cost burdens.

Table NA-10 14
Cost Burden and Severe Cost Burden by Tenure
Idaho Falls
2010 & 2019 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	7,207	73.9%	1,835	18.8%	690	7.1%	17	0.2%	9,749
2019 Five-Year ACS	7,292	77.3%	1,333	14.1%	775	8.2%	34	0.4%	9,434
Owner Without a Mortgage									
2010 Five-Year ACS	3,958	89.9%	241	5.5%	157	3.6%	48	1.1%	4,404
2019 Five-Year ACS	4,566	91.2%	141	2.8%	270	5.4%	31	0.6%	5,008
Renter									
2010 Five-Year ACS	3,156	46.9%	1,988	29.5%	1,243	18.5%	343	5.1%	6,730
2019 Five-Year ACS	4,265	50.5%	1,935	22.9%	1,923	22.8%	324	3.8%	8,447
Total									
2010 Five-Year ACS	14,321	68.6%	4,064	19.5%	2,090	10.0%	408	2.0%	20,883
2019 Five-Year ACS	16,123	70.4%	3,409	14.9%	2,968	13.0%	389	1.7%	22,889

Are any populations/household types more affected than others by these problems?

The rate of cost burdens is significantly higher for renter households than owner households, at a rate of 45.7 percent of renters and 22.3 percent of homeowners with a mortgage. For homeowners, elderly non-family groups experience housing cost burdens at the highest rate, at 29.9 percent, followed by “other” households at 23.4 percent. In addition, lower income homeowner (those at under 30 percent HAMFI) households experience cost burdens at a rate of 82.3 percent. We see a similar pattern for renter households. Elderly non-family renter households experience cost burdens at a rate of 63.8 percent. Households below 30 percent HAMFI experience housing cost burdens at a rate of 80.3 percent and those between 30 and 50 percent HAMFI experience cost burdens at a rate of 77.6 percent. Small family renter households below 30 percent HAMFI experience housing cost burdens at the highest rate, at 96.4 percent. These data are shown in Tables NA-10.15 and NA-10.16, on the following pages.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Households most likely to be at risk of becoming unsheltered are those with extremely low incomes that are severely cost-burdened. There are 1,710 households in Idaho Falls that are below 30 percent

HAMFI and severely cost burdened. These include 1,140 renter households and 570 homeowner households.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there are a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

Discussion

While the population in Idaho Falls continues to grow, the need for housing options becomes even more evident. While incomes, in general, are on the rise, and poverty is declining, the rate of housing cost burden continues to be a significant challenge for households in the City. This sentiment was echoed in public outreach efforts.

Table NA-10 15
Owner-Occupied Households by Income and Family Status and Cost Burden
 Idaho Falls
 2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$21,750	4	0	0	80	15	99
\$21,751 to \$36,250	70	65	10	230	70	445
\$36,251 to \$58,000	340	435	250	425	155	1,605
\$58,001 to \$72,500	340	450	240	210	155	1,395
Above \$72,500	1,545	3,910	1,110	575	725	7,865
Total	2,299	4,860	1,610	1,520	1,120	11,409
Cost Burden						
\$0 to \$21,750	10	30	0	60	25	125
\$21,751 to \$36,250	25	60	75	80	30	270
\$36,251 to \$58,000	45	270	195	50	50	610
\$58,001 to \$72,500	15	60	25	65	25	190
Above \$72,500	45	110	0	15	25	195
Total	140	530	295	270	155	1,390
Severe Cost Burden						
\$0 to \$21,750	60	100	95	240	75	570
\$21,751 to \$36,250	35	140	20	95	40	330
\$36,251 to \$58,000	130	35	0	15	75	255
\$58,001 to \$72,500	0	0	0	10	0	10
Above \$72,500	4	15	0	0	0	19
Total	229	290	115	360	190	1,184
Cost Burden Not Computed						
\$0 to \$21,750	25	0	0	15	10	50
\$21,751 to \$36,250	0	0	0	0	0	0
\$36,251 to \$58,000	0	0	0	0	0	0
\$58,001 to \$72,500	0	0	0	0	0	0
Above \$72,500	0	0	0	0	0	0
Total	25	0	0	15	10	50
Total						
\$0 to \$21,750	99	130	95	395	125	844
\$21,751 to \$36,250	130	265	105	405	140	1,045
\$36,251 to \$58,000	515	740	445	490	280	2,470
\$58,001 to \$72,500	355	510	265	285	180	1,595
Above \$72,500	1,594	4,035	1,110	590	750	8,079
Total	2,693	5,680	2,020	2,165	1,475	14,033

Table NA-10 16
Renter-Occupied Households by Income and Family Status and Cost Burden
Idaho Falls
2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$21,750	0	15	50	25	130	220
\$21,751 to \$36,250	25	165	0	70	115	375
\$36,251 to \$58,000	65	700	140	55	440	1,400
\$58,001 to \$72,500	0	285	95	60	215	655
Above \$72,500	70	915	145	80	615	1,825
Total	160	2,080	430	290	1,515	4,475
Cost Burden						
\$0 to \$21,750	0	25	0	35	80	140
\$21,751 to \$36,250	60	310	145	115	330	960
\$36,251 to \$58,000	20	215	35	50	70	390
\$58,001 to \$72,500	0	10	0	10	15	35
Above \$72,500	0	0	0	45	0	45
Total	80	560	180	255	495	1,570
Severe Cost Burden						
\$0 to \$21,750	10	490	80	50	510	1,140
\$21,751 to \$36,250	45	80	10	150	60	345
\$36,251 to \$58,000	0	0	0	30	0	30
\$58,001 to \$72,500	0	0	0	10	0	10
Above \$72,500	20	0	0	15	0	35
Total	75	570	90	255	570	1,560
Cost Burden Not Computed						
\$0 to \$21,750	0	4	0	0	90	94
\$21,751 to \$36,250	0	0	0	0	0	0
\$36,251 to \$58,000	0	0	0	0	0	0
\$58,001 to \$72,500	0	0	0	0	0	0
Above \$72,500	0	0	0	0	0	0
Total	0	4	0	0	90	94
Total						
\$0 to \$21,750	10	534	130	110	810	1,594
\$21,751 to \$36,250	130	555	155	335	505	1,680
\$36,251 to \$58,000	85	915	175	135	510	1,820
\$58,001 to \$72,500	0	295	95	80	230	700
Above \$72,500	90	915	145	140	615	1,905
Total	315	3,214	700	800	2,670	7,699

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

These tables are supplemented with the table provided in NA-30, as well as with the city's 2021 Analysis of Impediments discussion. A disproportionate housing need exists if any one racial or ethnic group experiences housing problems at a rate at least ten percentage points higher than the jurisdictional average.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,115	345	120
White	1,780	260	100
Black / African American	50	45	0
Asian	20	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	230	40	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,655	995	0
White	1,385	860	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	65	15	0
Pacific Islander	0	0	0
Hispanic	175	125	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,550	2,670	0
White	1,335	2,320	0
Black / African American	0	40	0
Asian	4	10	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	180	260	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	445	1,980	0
White	430	1,700	0
Black / African American	0	0	0
Asian	10	30	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	4	240	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, Burden greater than 30%

Discussion

Discussed in NA-30.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

These tables are supplemented with the table provided in NA-30, as well as with the City's 2021 Analysis of Impediments discussion. A disproportionate severe housing need exists if any one racial or ethnic group experiences severe housing problems at a rate at least ten percentage points higher than the jurisdictional average.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,750	710	120
White	1,450	595	100
Black / African American	50	45	0
Asian	20	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	220	50	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	820	1,830	0
White	700	1,545	0
Black / African American	0	0	0
Asian	0	10	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	0	0
Hispanic	100	195	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	390	3,830	0
White	290	3,370	0
Black / African American	0	40	0
Asian	0	15	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	85	360	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	100	2,330	0
White	100	2,035	0
Black / African American	0	0	0
Asian	0	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	250	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, Burden over 50%

Discussion

Discussed in NA-30.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

These tables are supplemented with the table provided in NA-30, as well as with the City's 2021 Analysis of Impediments discussion. A disproportionate cost burden exists if any one racial or ethnic group experiences cost burdens at a rate at least ten percentage points higher than the jurisdictional average.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,010	3,135	2,680	120
White	13,415	2,725	2,325	100
Black / African American	90	0	50	0
Asian	165	25	20	10
American Indian, Alaska Native	30	65	20	0
Pacific Islander	0	0	0	0
Hispanic	1,105	275	245	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

Discussion

Discussed in NA-30.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Table NA-30.1 shows households with housing problems by race/ethnicity. This table can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). In Idaho Falls there are 5,125 white households with housing problems and 799 Hispanic households with housing problems.

The overall rate of housing problems in Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. However, this represents 16 Asian households, 55 American Indian households, and 10 Pacific Islander households and, therefore, may not be statistically significant. For Hispanic households, however, this represents 41.4 percent of households that experience housing problems.

If they have needs not identified above, what are those needs?

The City's 2021 Analysis of Impediments identified lower levels of access to labor market engagement for Hispanic households. These findings are described more thoroughly in ***SP-55 Barriers to Affordable Housing***.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Hispanic households are concentrated in certain areas of the City. These concentrations are shown in Map MA-50.2 in Section MA-50.

Table NA-30 1
Total Households with Housing Problems by Income and Race
 Idaho Falls
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,750	1,775	25	4	0	0	10	165	1,979
\$21,751 to \$36,250	1,695	0	4	0	10	30	195	1,934
\$36,251 to \$58,000	1,030	4	4	55	0	14	395	1,502
\$58,001 to \$72,500	300	0	4	0	0	10	24	338
Above \$72,500	325	0	0	0	0	0	20	345
Total	5,125	29	16	55	10	64	799	6,098
Without Housing Problems								
\$0 to \$21,750	250	40	0	0	0	0	30	320
\$21,751 to \$36,250	705	0	0	0	0	0	75	780
\$36,251 to \$58,000	2,490	25	10	0	0	35	230	2,790
\$58,001 to \$72,500	1,590	0	35	14	0	30	280	1,949
Above \$72,500	8,740	65	190	20	0	125	500	9,640
Total	13,775	130	235	34	0	190	1,115	15,479
Not Computed								
\$0 to \$21,750	120	0	10	0	0	0	15	145
\$21,751 to \$36,250	0	0	0	0	0	0	0	0
\$36,251 to \$58,000	0	0	0	0	0	0	0	0
\$58,001 to \$72,500	0	0	0	0	0	0	0	0
Above \$72,500	0	0	0	0	0	0	0	0
Total	120	0	10	0	0	0	15	145
Total								
\$0 to \$21,750	2,145	65	14	0	0	10	210	2,444
\$21,751 to \$36,250	2,400	0	4	0	10	30	270	2,714
\$36,251 to \$58,000	3,520	29	14	55	0	49	625	4,292
\$58,001 to \$72,500	1,890	0	39	14	0	40	304	2,287
Above \$72,500	9,065	65	190	20	0	125	520	9,985
Total	19,020	159	261	89	10	254	1,929	21,722

NA-35 Public Housing – 91.205(b)

Introduction

The City of Idaho Falls recognizes that the need for additional housing assistance for lower income families and individuals often exceeds the availability. Although the City does not have a separate Public Housing Authority; the City recognizes the Idaho Falls branch of Idaho Housing and Finance (IHFA) as having the housing authority and resources for public housing programs in Idaho Falls and Bonneville County.

IHFA administers the Homeownership Voucher Program (HOV), Housing Choice Voucher, Mainstream Voucher, Special Needs Certificates, Shelter Plus Care Certificates, as well as managing the Family Self Sufficiency Program. The difference between Certificate and Voucher Programs is how they are calculated. Refer to IHFA for specific details.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	3,241	0	2,984	19	9	196

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	11,072	0	11,040	8,015	10,853	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	0	4	0	4	0	6
Average Household size	0	0	0	2	0	2	1	3
# Homeless at admission	0	0	0	31	0	31	0	0
# of Elderly Program Participants (>62)	0	0	0	563	0	546	2	0
# of Disabled Families	0	0	0	1,540	0	1,324	10	4
# of Families requesting accessibility features	0	0	0	3,241	0	2,984	19	9
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	3,129	0	2,876	19	9	192
Black/African American	0	0	0	28	0	27	0	0	1
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	74	0	72	0	0	2
Pacific Islander	0	0	0	7	0	6	0	0	1
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	214	0	197	1	1	12
Not Hispanic	0	0	0	3,027	0	2,787	18	8	184

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Access to affordable housing options continues to be a challenge for those applicants on the waiting list and those trying to access publicly assisted housing. Many of the households on the waiting list are experiencing high levels of need for housing and other supportive services, such as employment and education services, health services, and childcare services.

Most immediate needs of residents of public housing and Housing Choice voucher holders

There are a variety of needs for public housing and HCV holders that include access to public services, including job training, credit counseling, child care, and transportation option. Access to mainstream services, such as health and dental care are also high priorities for these households. In addition, accessible units are needed at a higher rate for households residing in public housing than for the general population.

How do these needs compare to the housing needs of the population at large.

The need for the services mentioned above are present in the population at large, but occur at a higher rate for public housing residents. In addition, those on the waiting list for housing vouchers and public housing units are at risk of unstable housing and homelessness.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Idaho Homelessness Coordinating Committee (IHCC) is a collaborative of homelessness service providers, resource administrators, housing providers, State Department officials, and other key stakeholders who adopted the collective mission of combating homelessness. The IHCC is instrumental in the development and implementation of comprehensive statewide strategies to reduce, and ultimately end, homelessness. As the governing body of this response network, the IHCC plans and provides, as necessary, a system of outreach, engagement, and assessment; emergency shelter, rapid re-housing; transitional housing; permanent supportive housing; and prevention strategies to address the various needs of persons experiencing homelessness or at risk of becoming homeless.²

Idaho Falls is a part of the Balance of State Continuum of Care. Below are the Point-in-Time (PIT) Homeless Count results for the Balance of State for 2020.

Table NA-40 1 Homeless Persons Idaho Falls Point-in-Time Counts					
	2016	2017	2018	2019	2020
Total Homeless Count	1,380	1,204	1,256	1,602	1,668

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	410	480	0	0	0	0
Persons in Households with Only Children	0	3	0	0	0	0
Persons in Households with Only Adults	298	477	0	0	0	0
Chronically Homeless Individuals	24	124	0	0	0	0
Chronically Homeless Families	31	55	0	0	0	0

² <https://www.idahohousing.com/homelessness-services-programs/idaho-homelessness-coordinating-committee/>

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	17	61	0	0	0	0
Unaccompanied Child	0	3	0	0	0	0
Persons with HIV	2	3	0	0	0	0

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	594	757
Black or African American	11	7
Asian	4	3
American Indian or Alaska Native	41	167
Pacific Islander	6	6
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	135	221
Not Hispanic	574	739

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

During the 2020 PIT, there were 890 persons in households with at least one adult and one child, and there were three households with only children. Of these, 259 were in emergency sheltered and 151 were in transitional housing. There were 78 veterans sheltered during the 2020 count, with some 15 in emergency shelters and one in transitional housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

During the 2020 PIT, there were 1,351 persons considered to be white, 18 persons considered to be black, seven Asian, 208 American Indian or Alaskan Native, and 12 Pacific Islander or Native Hawaiian. In terms of ethnicity, there were 335 Hispanic persons and 1,313 non-Hispanic persons counted.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The unsheltered population accounted for approximately 57.6 percent of the counted population. This may be lower than the actual number of persons experiencing homelessness in the Balance of State areas due to the nature of the Point-in-Time count.

Discussion:

Homelessness continues to be a priority in the City of Idaho Falls as the homeless population has remained relatively steady in recent years.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section describes the non-homeless special needs populations in Idaho Falls. These non-homeless special needs population include the elderly, persons with disabilities, people with drug and alcohol addictions, victims of domestic violence, and persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Table NA-45.1, presents the population of Idaho Falls by age and gender from the 2010 Census and 2018 current census estimates. The 2010 Census count showed a total of 51,996 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 52,238 persons, were female. In 2018, the number of males rose to 59,452 persons, and accounted for 49.9 percent of the population, with the remaining 50.1 percent, or 59,610 persons being female.

Table NA-45 1 Population by Age and Gender Idaho Falls 2010 Census and Current Census Estimates							
Age	2010 Census			2019 Current Census Estimates			% Change 10-19
	Male	Female	Total	Male	Female	Total	
Under 14 years	14,324	13,510	27,834	15,483	14,836	30,319	8.9%
15 to 24 years	6,931	6,865	13,796	8,064	7,794	15,858	14.9%
25 to 44 years	7,741	7,561	15,302	8,272	8,269	16,541	8.1%
45 to 54 years	5,983	5,986	11,969	7,901	7,714	15,615	30.5%
55 to 64 years	6,639	6,569	13,208	6,031	5,980	12,011	-9.1%
65 and Over	5,356	5,426	10,782	6,274	6,332	12,606	16.9%
Total	51,996	52,238	104,234	59,452	59,610	119,062	14.2%
% of Total	49.9%	50.1%	.	49.9%	50.1%	.	

People with Disabilities

Disability by age, as estimated by the 2019 ACS, is shown in Table NA-45.2, below. The disability rate for females was 17.9 percent, compared to 15.1 percent for males. The disability rate grew precipitously higher with age, with 54.5 percent of those over 75 experiencing a disability.

Table NA-45 2 Disability by Age Idaho Falls 2019 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	76	3.7%	76	1.5%
5 to 17	529	8.4%	656	10.3%	1,185	9.4%
18 to 34	918	13.3%	811	11.5%	1,729	12.4%
35 to 64	1,749	17.0%	2,189	21.2%	3,938	19.1%
65 to 74	558	24.5%	505	21.2%	1,063	22.8%
75 or Older	812	52.9%	1,174	55.6%	1,986	54.5%
Total	4,566	15.1%	5,411	17.9%	9,977	16.5%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table NA-45.3. Some 7.4 percent have an ambulatory disability, 7.7 have an independent living disability, and 3.6 percent have a self-care disability.

Table NA-45 3 Total Disabilities Tallied: Aged 5 and Older Idaho Falls 2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,781	4.6%
Vision disability	2,358	3.9%
Cognitive disability	4,914	8.8%
Ambulatory disability	4,137	7.4%
Self-Care disability	2,015	3.6%
Independent living difficulty	3,303	7.7%

People with Alcohol and Drug Addictions

According to CDC data, 15 percent of the Idaho population engages in binge drinking and drug overdoses have increased to 10 deaths per 100,000 population, which is still below the national average.

Victims of Domestic Violence

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, according to WCA, there were eight domestic violence-related fatalities in Idaho in 2019 and law enforcement agencies in Idaho received reports of 5,784 incidents of violence between spouses, ex-spouses, common-law spouses, and those in dating relationship.³

What are the housing and supportive service needs of these populations and how are these needs determined?

The 2021 Housing and Community Development (HCD) survey found that the top rated needs for special needs groups include survivors of domestic violence, veterans, and persons who are experiencing homeless. This was followed by persons with substance abuse addictions, persons with mental illness, and youth aging out of foster care.

³ <https://www.wcaboise.org/about-us/statistics/#:~:text=In%202017%20there%20were%2017%20domestic%20violence-related%20fatalities,is%20raped%20in%20Idaho%20%28Crime%20in%20Idaho%2C%202019%29.>

Table NA-45.4
Needs of Special Populations

Idaho Falls
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the city:							
Survivors of domestic violence	3	9	15	28	9	3	67
Veterans	4	6	18	27	9	3	67
Persons who are experiencing homelessness	4	6	18	26	10	3	67
Persons with substance abuse addictions	4	8	17	26	9	3	67
Persons with mental illness	3	6	22	25	8	3	67
Youth aging out of foster care	3	8	21	21	10	4	67
Seniors (65+)	6	7	23	18	10	3	67
Persons with developmental disabilities	4	6	26	18	10	3	67
Persons with physical disabilities	4	9	22	17	12	3	67
Persons recently released from jail/prison	3	11	21	16	13	3	67
Persons with HIV/AIDS	8	15	13	5	23	3	67

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the State of Idaho, there are 87 persons currently living with HIV in District 7, which includes the Idaho Falls area.⁴ In addition, there are 124 AIDS cases. Some 149 persons are reported in the District that are presumed to be living. Statewide, 84 percent of cases are reported to be male and 16 percent are female. An estimated 12 percent are Hispanic and 78 percent are white, Non-Hispanic.

Discussion:

The special needs populations in Idaho Falls include the elderly and frail elderly, persons with disabilities, which account for 16.5 percent of the population and 54.5 percent of those aged 75 and older. In addition, there are other special needs population, such as persons with alcohol and drug abuse disorders, victims of domestic violence, and persons with HIV/AIDS that are in need of services in the City.

⁴ <https://publicdocuments.dhw.idaho.gov/WebLink/DocView.aspx?id=3817&dbid=0&repo=PUBLIC-DOCUMENTS>

NA-50 Non-Housing Community Development Needs – 91.215 (f)

The HCD survey found that the greatest level of need was for homeless shelters, facilities for abused/neglected children, and youth centers. This was followed by parks and recreational facilities and childcare facilities. The City's efforts to collect data for the development of the Comprehensive Plan also showed similar results as those described in this section. The results of the Comprehensive Plan will be available on the City's website.

Table NA-50.1 Providing a Suitable Living Environment Idaho Falls Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:							
Homeless shelters	5	9	18	23	10	2	67
Facilities for abused/neglected children	2	6	22	23	12	2	67
Youth centers	10	6	20	22	7	2	67
Parks and recreational facilities	6	13	20	22	4	2	67
Childcare facilities	9	8	18	19	11	2	67
Community centers	6	9	25	18	6	3	67
Facilities for persons living with disabilities	4	10	17	17	17	2	67
Residential treatment centers	5	8	17	16	19	2	67
Healthcare facilities	13	16	13	14	9	2	67
Senior centers	5	12	22	13	12	3	67
Fire stations/equipment	8	13	17	9	18	2	67
Improved accessibility of public buildings	10	19	15	7	14	2	67

How were these needs determined?

These needs were determined by the HCD survey, as well as through public input meetings.

Describe the jurisdiction's need for public improvements:

The HCD survey found the highest rated need for street and road improvements, sidewalk improvements, and bicycle and walking paths. This was followed by park and recreation improvements, bridge improvements, storm sewer system improvements. Public sentiment also mentioned the need for accessibility improvements.

How were these needs determined?

These needs were determined by the HCD survey, as well as through public input meetings.

Describe the jurisdiction's need for public services:

The HCD survey found the top rated needs were homelessness services, youth services, and senior services. These were echoed in the public input meetings.

How were these needs determined? These needs were determined by the HCD survey, as well as through public input meetings.

Table NA-50.2 Providing a Suitable Living Environment Idaho Falls Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the City:							
Street and road improvements	1	5	24	35	0	2	67
Sidewalk improvements	1	12	27	22	2	3	67
Bicycle and walking paths	6	19	18	21	1	2	67
Park and recreation improvements	7	21	21	15	1	2	67
Bridge improvements	6	14	18	13	14	2	67
Storm sewer system improvements	6	17	16	11	15	2	67
Other	6	1	0	11	10	39	67
Sewer system improvements	6	18	17	10	14	2	67
New tree planting	14	22	17	10	1	3	67
Water system capacity improvements	5	6	25	9	18	4	67
Water quality improvements	10	16	21	7	10	3	67
Flood drainage improvements	9	18	15	7	16	2	67

Table 1.5 Providing a Suitable Living Environment Idaho Falls Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the city:							
Homelessness services	3	9	19	23	11	2	67
Youth services	5	8	25	19	8	2	67
Senior services	1	12	26	16	9	3	67
Transportation services	4	6	15	37	3	2	67
Healthcare services	7	14	19	20	5	2	67
Childcare services	6	10	20	19	10	2	67
Fair housing activities	8	9	15	24	9	2	67
Tenant/Landlord counseling	9	8	13	24	11	2	67
Home-buyer education	5	14	20	21	5	2	67
Crime awareness education	6	16	21	15	6	3	67
Reduction of lead-based paint hazards	10	18	12	6	18	3	67
Mitigation of radon hazards	7	19	14	8	17	2	67
Mitigation of asbestos hazards	5	20	14	7	18	3	67
Employment services	5	10	24	15	10	3	67
Mental health services	2	7	16	35	5	2	67
Substance abuse services	4	4	14	37	6	2	67
Emergency shelter for persons experiencing homelessness due to a mental health crisis or a substance abuse addiction.	3	9	19	30	4	2	67
Services for survivors of domestic violence	2	4	26	27	6	2	67
Food banks	3	7	24	29	2	2	67
Eviction prevention	11	8	11	21	13	3	67
Utility assistance	7	10	19	19	10	2	67
Rental assistance	8	8	21	18	10	2	67
Veterans services	3	6	19	30	7	2	67
Services for youth aging out of foster care	4	3	20	26	12	2	67
Other	4	0	0	3	16	44	67

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

Between 2010 and 2019, the number of housing units in Idaho Falls increased by 6.6 percent. However, the majority of units were built between 1960 and 2000. Meanwhile, housing costs have continued to rise. The proportion of vacant units has remained steady since 2010, while “other vacant” units have increased

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Table MA-10.1, below, shows housing units by type in 2010 and 2019. In 2010, there were 23,085 housing units, compared with 24,617 in 2019. Single-family units accounted for 71.4 percent of units in 2019, compared to 71.6 in 2010. Apartment units accounted for 12.5 percent in 2019, compared to 10.5 percent in 2010.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,765	67%
1-unit, attached structure	1,250	5%
2-4 units	3,005	13%
5-19 units	1,770	8%
20 or more units	1,175	5%
Mobile Home, boat, RV, van, etc	540	2%
Total	23,505	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Table MA-10 1 Housing Units by Type Idaho Falls 2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	16,539	71.6%	17,582	71.4%
Duplex	903	3.9%	450	1.8%
Tri- or Four-Plex	2,409	10.4%	2,696	11.0%
Apartment	2,431	10.5%	3,066	12.5%
Mobile Home	803	3.5%	799	3.2%
Boat, RV, Van, Etc.	0	0%	24	0.1%
Total	23,085	100.0%	24,617	100.0%

Table MA-10.2 shows housing units by tenure from 2010 to 2019. By 2019, there were 24,617 housing units. An estimated 63.1 percent were owner-occupied, and 7.0 percent were vacant.

Table MA-10 2 Housing Units by Tenure Idaho Falls 2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	21,203	21203.0%	22,889	93.0%
Owner-Occupied	13,923	65.7%	14,442	63.1%
Renter-Occupied	7,280	34.3%	8,447	36.9%
Vacant Housing Units	1,774	1774.0%	1,728	7.0%
Total Housing Units	100	100.0%	24,617	100.0%

The distribution of unit types by race are shown in Table MA-10.3. An estimated 74.5 percent of white households occupy single-family homes, while 30.5 percent of black households do. Some 11.3 percent of white households occupied apartments, while 8.5 percent of black households do. An estimated 55.8 percent of Asian, and 44.0 percent of American Indian households occupy single-family homes.

Table MA-10 3 Distribution of Units in Structure by Race Idaho Falls 2019 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.5%	30.5%	44.0%	55.8%	100.0%	55.0%	52.1%
Duplex	1.9%	0%	0%	0%	0%	0%	6.4%
Tri- or Four-Plex	9.5%	58.2%	12.8%	23.4%	0%	22.3%	18.0%
Apartment	11.3%	8.5%	43.1%	12.0%	0%	14.4%	23.5%
Mobile Home	2.9%	2.8%	0%	0%	0%	8.3%	0%
Boat, RV, Van, Etc.	0%	0%	0%	8.8%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table MA-10.4 shows households by year home built for the 2010 and 2019 Five-year ACS data. Housing units built between 2000 and 2009, account for 12.8 percent of households in 2010 and 13.3 percent of households in 2018. Housing units built in 1939 or earlier represented 8.9 percent of households in 2018 and 8.7 percent of households in 2010.

Table MA-10 4 Households by Year Home Built Idaho Falls 2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,823	8.7%	2,029	8.9%
1940 to 1949	1,091	5.2%	1,168	5.1%
1950 to 1959	3,928	18.8%	3,553	15.5%
1960 to 1969	2,549	12.2%	2,737	12.0%
1970 to 1979	4,281	20.5%	3,698	16.2%
1980 to 1989	2,049	9.8%	2,418	10.6%
1990 to 1999	2,489	11.9%	3,027	13.2%
2000 to 2009	2,673	12.8%	3,036	13.3%
2010 or Later	.	.	1,223	5.3%
Total	20,883	100.0%	22,889	100.0%

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0%	425	6%
1 bedroom	170	1%	1,320	17%
2 bedrooms	1,840	13%	3,290	43%
3 or more bedrooms	11,965	85%	2,660	35%
Total	14,025	99%	7,695	101%

Table 29 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Programs will target households that have housing problems in Idaho Falls. This includes over 6,000 households in Idaho Falls, some 2,670 of which are owner households, and 3,434 of which are renter households. As seen in Table MA-10.5, there are 1,975 households with income less than 30% HAMFI with housing problems, 1,945 households with incomes between 30.1 and 50% HAMFI with housing problems, 1,505 households between 50.1 and 80% HAMFI with housing problems, and 339 households between 80.1 and 100% HAMFI with housing problems.

Table MA-10 5
Housing Problems by Income and Tenure
 Idaho Falls
 2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$21,750	\$21,751 to \$36,250	\$36,251 to \$58,000	\$58,001 to \$72,500	Above \$72,500	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	15	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	10	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	45	45	0	120
Housing cost burden greater than 50% of income (and none of the above problems)	570	330	255	10	20	1,185
Housing cost burden greater than 30% of income (and none of the above problems)	125	240	580	190	195	1,330
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
has none of the 4 housing problems	100	445	1,580	1,335	7,850	11,310
Total	845	1,045	2,470	1,590	8,080	14,030
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	45	140	20	35	25	265
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	45	35	25	4	0	109
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	110	165	20	15	355
Housing cost burden greater than 50% of income (and none of the above problems)	1,000	265	15	0	25	1,305
Housing cost burden greater than 30% of income (and none of the above problems)	145	795	390	25	45	1,400
Zero/negative income (and none of the above problems)	95	0	0	0	0	95
has none of the 4 housing problems	220	335	1,210	615	1,790	4,170
Total	1,595	1,680	1,825	699	1,900	7,699
Total						
Lacking complete plumbing or kitchen facilities	45	140	20	35	40	280
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	45	35	35	14	0	129
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	140	210	65	15	475
Housing cost burden greater than 50% of income (and none of the above problems)	1,570	595	270	10	45	2,490
Housing cost burden greater than 30% of income (and none of the above problems)	270	1,035	970	215	240	2,730
Zero/negative income (and none of the above problems)	145	0	0	0	0	145
has none of the 4 housing problems	320	780	2,790	1,950	9,640	15,480
Total	2,440	2,725	4,295	2,289	9,980	21,729

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not anticipate any Section 8 contracts to expire during the duration of this Consolidated Plan.

Does the availability of housing units meet the needs of the population?

As seen in the Needs Assessment section, as well as information gathered from public input, current housing does not meet the needs of the population. This is seen most marked in the rate of cost burdens in the City. In 2019, an estimated 27.9 percent of the population was cost burdened. Renter

households are more likely to be impacted by cost burdens, at 45.7 percent, and are therefore most likely to not have housing units that meet their needs.

Describe the need for specific types of housing:

As seen in Table MA-10.7, the highest rated need is construction of new affordable housing for home ownership, construction of new affordable rental housing, and first-time home-buyer assistance. This was followed by rental housing for very low-income households, energy efficiency improvements, and housing located adjacent or near transportation options. This sentiment is echoed by public input as well.

Table MA-10.7 Providing Decent and Affordable Housing Idaho Falls Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the city:							
Construction of new affordable housing for home ownership	5	6	7	48	1	0	67
Construction of new affordable rental housing	6	6	14	39	2	0	67
First-time home-buyer assistance	4	6	15	35	7	0	67
Rental housing for very low-income households	3	8	16	33	6	1	67
Energy efficiency improvements	6	6	21	29	5	0	67
Housing located adjacent or near transportation options	8	4	17	29	9	0	67
Rental assistance	7	11	14	28	6	1	67
Supportive housing for people who are experiencing homelessness	5	9	20	24	9	0	67
Homeowner housing rehabilitation	4	4	19	22	18	0	67
Senior citizen housing	6	8	21	22	9	1	67
Retrofitting existing housing to meet seniors' needs	6	6	21	21	12	1	67
Supportive housing for people who have disabilities	6	7	20	21	11	2	67
Rental housing rehabilitation	5	5	19	20	17	1	67
Heating/cooling HVAC replacement or repairs	6	8	22	18	13	0	67
Mixed income housing	11	9	15	18	14	0	67
Preservation of federal subsidized housing	9	9	12	18	19	0	67
ADA (Americans with Disabilities Act) improvements for City owned Facilities and Programs	6	8	23	17	13	0	67
Mixed use housing	14	13	7	15	17	1	67
Homeownership for racial and ethnic minority populations	12	12	15	14	14	0	67
Other	4	0	1	11	13	38	67
Housing demolition	11	21	10	5	20	0	67
ADA improvements	0	0	0	0	0	67	67
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	67	67

Discussion

The current housing stock may not be meeting the needs of the population in Idaho Falls, especially those in lower income levels. The rate and type of market housing production, as described in the following section, may not be meeting the needs of all income ranges in the City. Those households in lower income levels are met with fewer choices that meet their needs.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Cost of Housing

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by city annually. Single-family construction usually represents most residential development in the city. Single-family building permit authorizations in Idaho Falls increased from 279 authorizations in 2018 to 314 in 2019.

The real value of single-family building permits increased from 142,944 dollars in 2018 to 158,135 dollars in 2019.

The concentration of homeowner households are shown in Map MA-15.1. The highest rates of homeownership were seen in the southern City. The lowest rates were conversely around the city center. Renter households are shown in Map MA-15.2. Renter households are more heavily concentrated in the city center.

Housing costs varied widely by location. The highest median home values are found in southern and northern Idaho Falls, at values exceeding \$237,700. Areas adjacent to the city center saw home values below \$138,900. Rental costs showed similar geographical highs and lows.

	Base Year: 2009	Most Recent Year: 2017
Median Home Value	134,200	145,800

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Table MA-15 1
Building Permits and Valuation

Idaho Falls
Census Bureau Data, 1980–2019

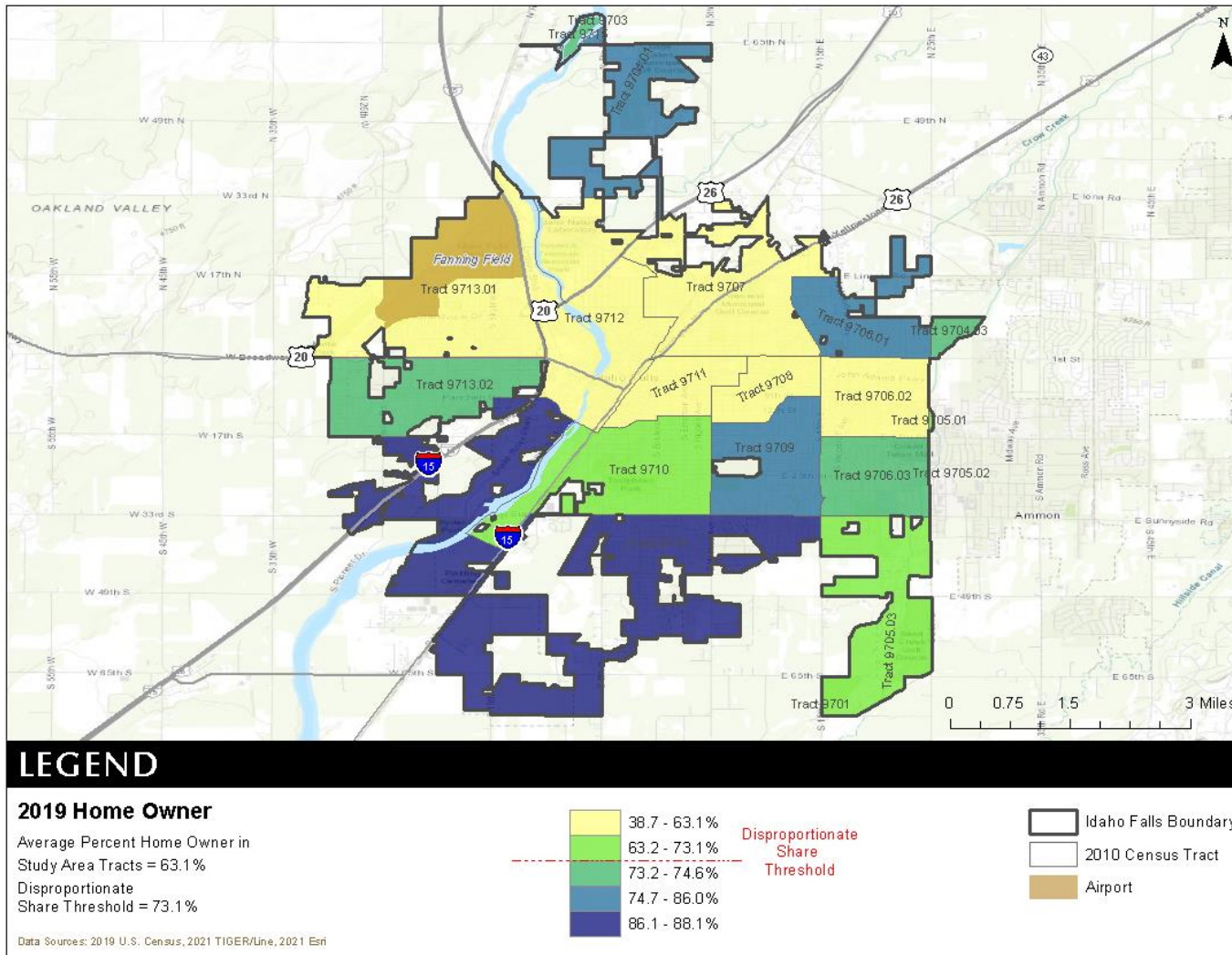
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	134	0	19	46	199	128,283	53,179
1981	48	2	15	121	186	125,419	75,095
1982	18	0	8	0	26	130,754	0
1983	65	6	52	6	129	134,897	36,353
1984	95	4	88	12	199	135,743	83,931
1985	124	4	135	12	275	146,205	31,314
1986	181	12	57	27	277	153,917	68,909
1987	149	6	46	23	224	158,414	38,035
1988	183	0	24	8	215	146,810	39,785
1989	200	6	8	8	222	134,514	71,450
1990	340	0	0	7	347	133,009	92,791
1991	325	0	15	0	340	128,022	0
1992	267	0	36	171	474	123,587	58,571
1993	266	0	60	76	402	107,627	73,933
1994	187	4	4	8	203	120,554	72,394
1995	122	0	3	0	125	111,073	0
1996	163	0	3	66	232	111,392	58,478
1997	170	14	12	27	223	122,890	56,980
1998	203	0	11	16	230	116,449	76,257
1999	224	0	0	265	489	114,827	65,768
2000	186	0	4	28	218	130,791	55,517
2001	169	0	8	0	177	139,070	0
2002	170	12	4	76	262	147,602	51,118
2003	213	8	18	0	239	135,314	0
2004	291	0	159	0	450	130,581	0
2005	304	0	87	120	511	125,015	47,056
2006	314	0	63	80	457	112,611	53,606
2007	300	14	12	173	499	116,572	63,240
2008	106	0	0	47	153	119,627	46,953
2009	69	0	0	0	69	97,191	0
2010	75	0	0	80	155	100,282	54,071
2011	60	0	4	0	64	106,274	0
2012	134	0	0	0	134	85,956	0
2013	144	2	0	48	194	91,962	103,178
2014	106	0	0	0	106	103,134	0
2015	146	0	0	168	314	121,614	55,593
2016	260	0	0	36	296	138,963	53,740
2017	276	0	0	0	276	136,455	0
2018	279	0	0	0	279	142,944	0
2019	314	0	0	0	314	158,135	0

Rent Paid	Number	%
Less than \$500	2,460	32.0%
\$500-999	4,375	56.8%
\$1,000-1,499	605	7.9%
\$1,500-1,999	15	0.2%

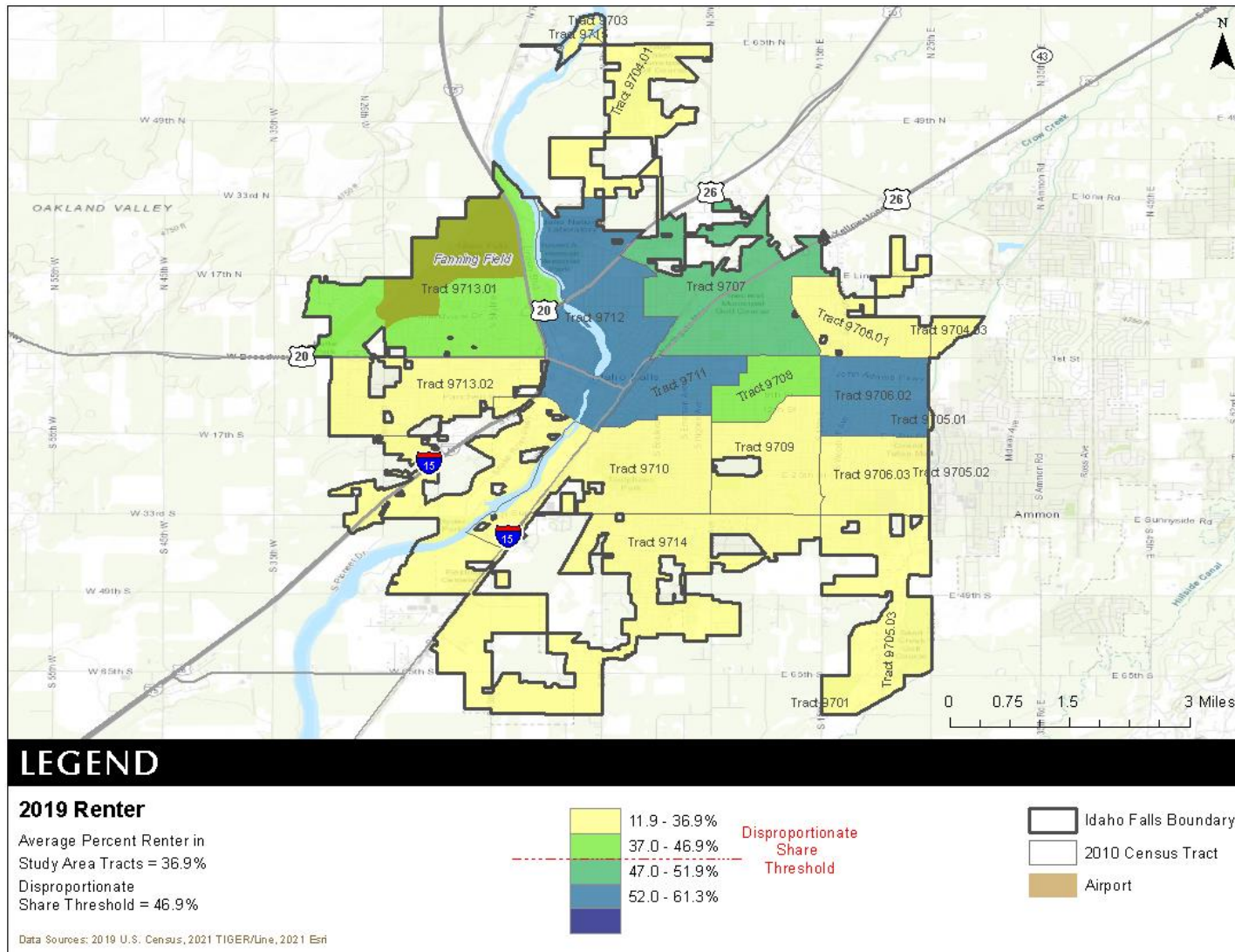
Table 31 - Rent Paid

Data Source: 2013-2017 ACS

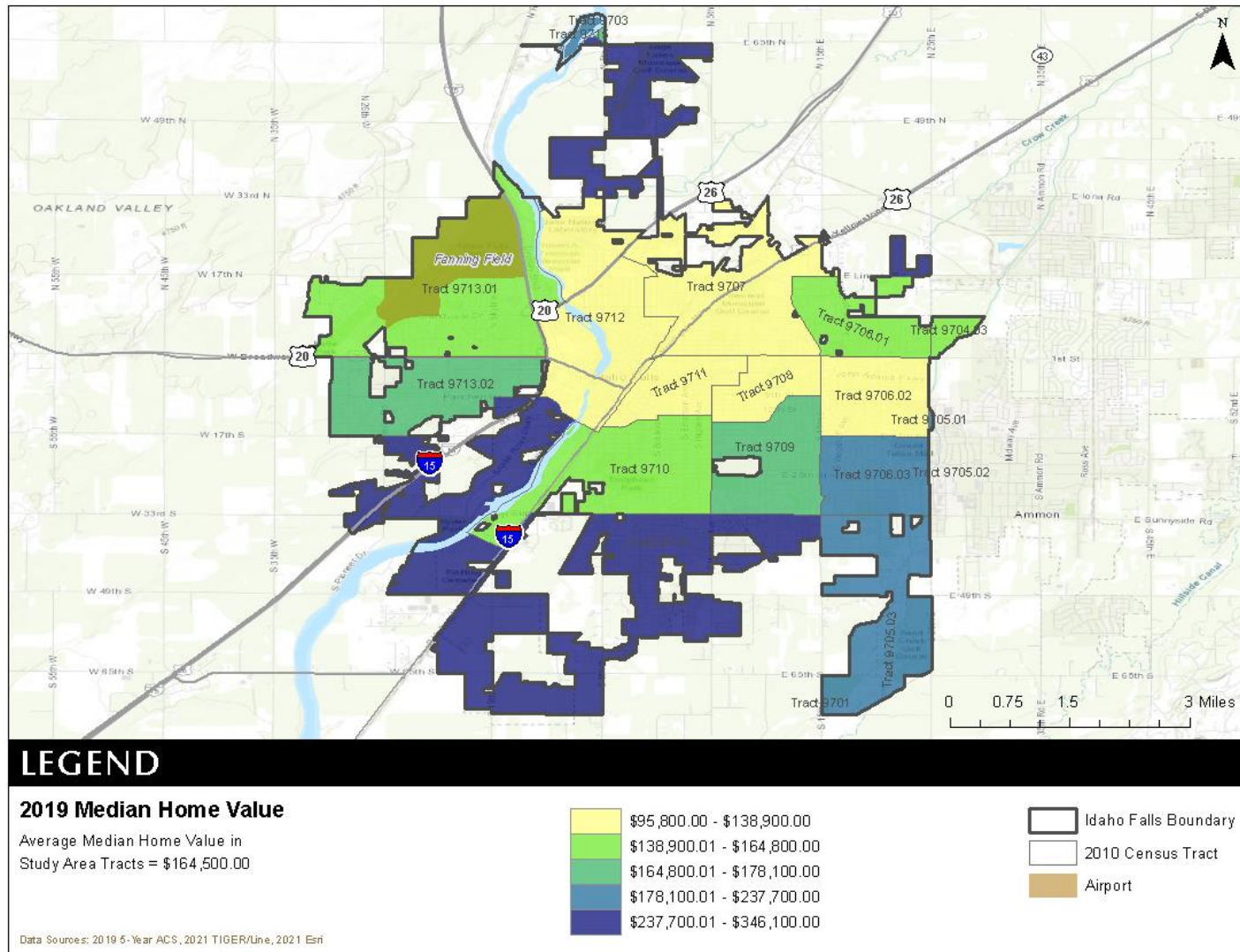
Map MA-15.1
2019 Homeowner Households
 Idaho Falls
 2019 ACS, Tigerline



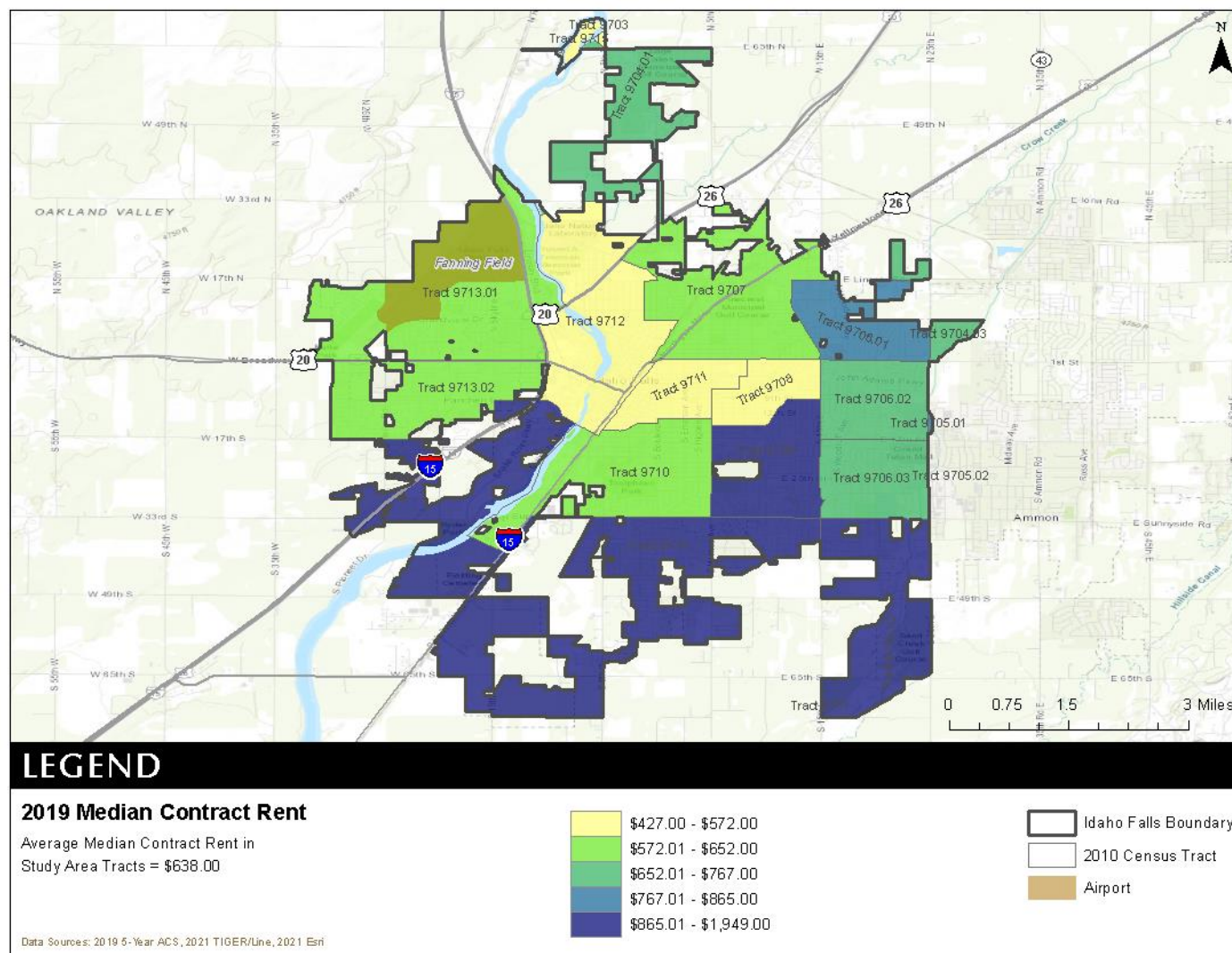
Map MA-15.2
2019 Renter Households
 Idaho Falls
 2019 ACS, Tigerline



Map MA-15.3
2019 Median Home Value
 Idaho Falls
 2019 ACS, Tigerline



Map MA-15.4
2019 Median Contract Rent
Idaho Falls
2019 ACS, Tigerline



Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	395	No Data
50% HAMFI	2,535	910
80% HAMFI	5,495	3,975
100% HAMFI	5,495No Data	3,9755,715

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom
Fair Market Rent	538	670	815	1,166
High HOME Rent	538	670	815	1,166
Low HOME Rent	538	670	812	938

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant amount of the population that faces housing challenges. Low income households are particularly prone to facing cost burdens. This points to the fact that there are not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Idaho Falls saw a significant increase in housing prices in recent years. If trends continue, the area will see increasing rent and home values. Home values, in particular, have continued to rise in the area. This would lead to additional households facing cost burdens.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market Rent (FMR) and HOME rents may not be sufficient to meet the housing needs of households in Idaho Falls. This may be especially true for lower-income large families that require larger units, which also have the highest rate of housing problems in the Service Area.

Discussion

The cost of housing in Idaho Falls continues to be out of reach for many low to moderate income households. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. It is anticipated that housing cost burdens will continue to be a major factor for many households in the area and demonstrates the need for additional affordable housing options in Idaho Falls.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section will describe the condition of housing in Idaho Falls.

Definitions

Cost Burden -household paying more than 30% of gross income for housing and utilities.

Severely Cost Burden-household paying more than 50% of gross income to housing and utilities.

Housing Problem -household paying more than 30% income for housing and/or lives in an overcrowded housing unit, and/or lives in housing unit with incomplete kitchen or plumbing facilities.

Substandard Housing Condition - deteriorated or dilapidated housing unit that lacks complete plumbing, kitchen facilities, public or well systems, and heating fuel.

Substandard Condition but Suitable for Rehabilitation-substandard unit that is both economically and structurally viable.

Overcrowding-number of renter-occupied housing units with an occupancy ratio of 1.01 or more persons per room (24 CFR 791.402 (b)).

For the City of Idaho Falls, Cost Burden is the greatest largest housing problem with barriers including affordability, availability, and multi and single families units. The needs defined for the next five years are summarized below.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,595	19%	2,985	39%
With two selected Conditions	70	1%	390	5%
With three selected Conditions	0	0%	65	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,360	81%	4,260	55%

Table 34 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,445	17%	1,240	16%
1980-1999	3,235	23%	1,870	24%
1950-1979	6,490	46%	3,345	43%
Before 1950	1,855	13%	1,250	16%
Total	14,025	99%	7,705	99%

Table 35 – Year Unit Built

Data Source: 2013-2017 CHAS

Table MA-20.1 shows households by year home built for the 2010 and 2019 Five-year ACS data. Housing units built between 2000 and 2009, account for 12.8 percent of households in 2010 and 13.3 percent of households in 2019. Housing units built in 1939 or earlier represented 8.9 percent of households in 2019 and 8.7 percent of households in 2010.

Table MA-20 1 Households by Year Home Built Idaho Falls 2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,823	8.7%	2,029	8.9%
1940 to 1949	1,091	5.2%	1,168	5.1%
1950 to 1959	3,928	18.8%	3,553	15.5%
1960 to 1969	2,549	12.2%	2,737	12.0%
1970 to 1979	4,281	20.5%	3,698	16.2%
1980 to 1989	2,049	9.8%	2,418	10.6%
1990 to 1999	2,489	11.9%	3,027	13.2%
2000 to 2009	2,673	12.8%	3,036	13.3%
2010 or Later	.	.	1,223	5.3%
Total	20,883	100.0%	22,889	100.0%

The age of a structure influences its value. As shown in Table MA-20.2, structures built in 1939 or earlier had a median value of, 141,900 while structures built between 1950 and 1959 had a median value of 130,600 and those built between 1990 to 1999 had a median value of 198,500. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 297,900 and, 328,000 respectively. The total median value in Idaho Falls was, 164,500.

Table MA-20 2 Owner Occupied Median Value by Year Structure Built Idaho Falls 2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	141,900
1940 to 1949	125,300
1950 to 1959	130,600
1960 to 1969	146,300
1970 to 1979	152,400
1980 to 1989	181,900
1990 to 1999	198,500
2000 to 2009	268,000
2010 to 2013	297,900
2014 or later	328,000
Median Value	164,500

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,345	60%	4,595	60%
Housing Units build before 1980 with children present	2,015	14%	1,275	17%

Table 36 – Risk of Lead-Based Paint

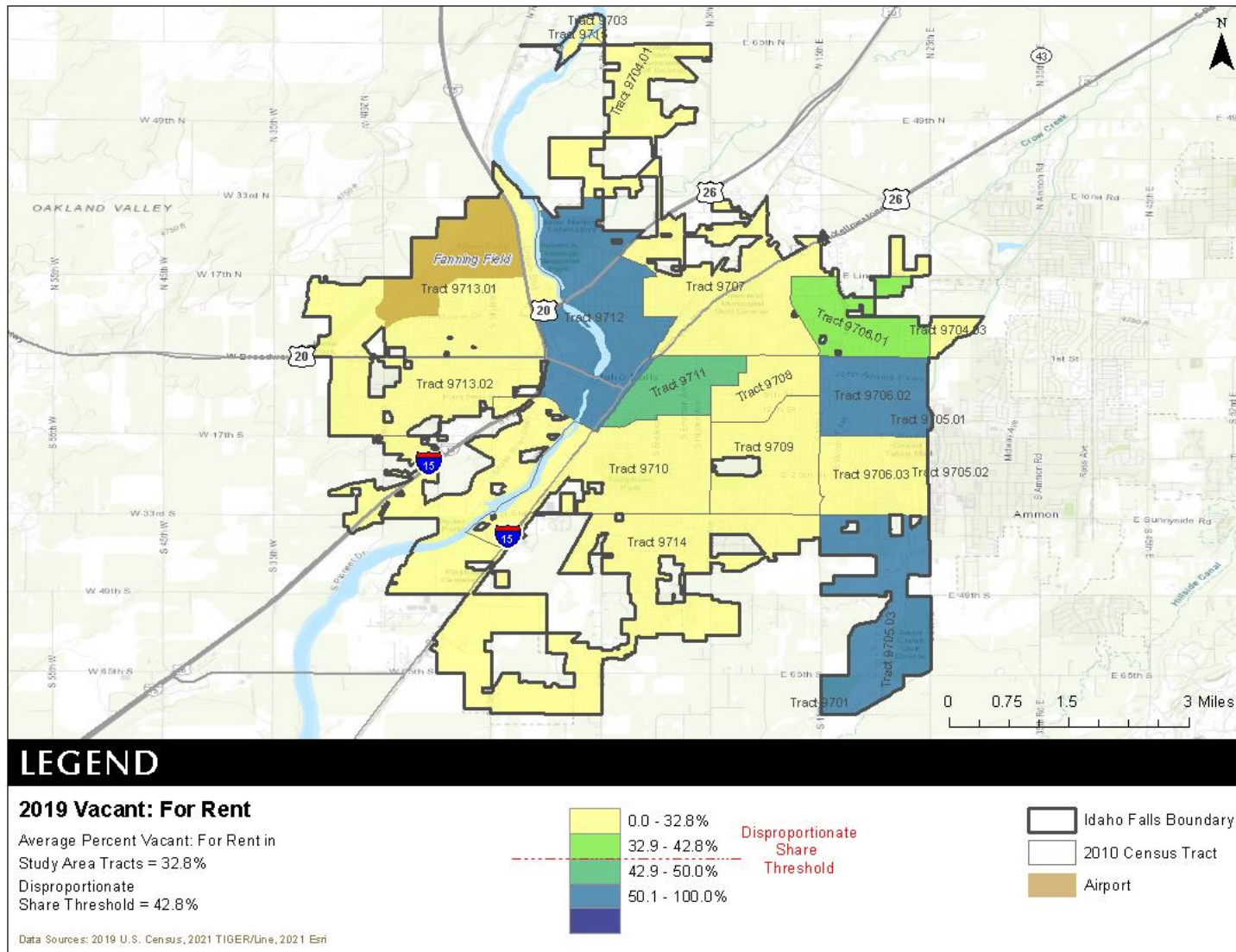
Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

By 2019, for rent units accounted for 32.8 percent of vacant units, while for sale units accounted for 19.6 percent. “Other” vacant units accounted for 34.5 percent of vacant units, representing a total of 596 “other” vacant units.

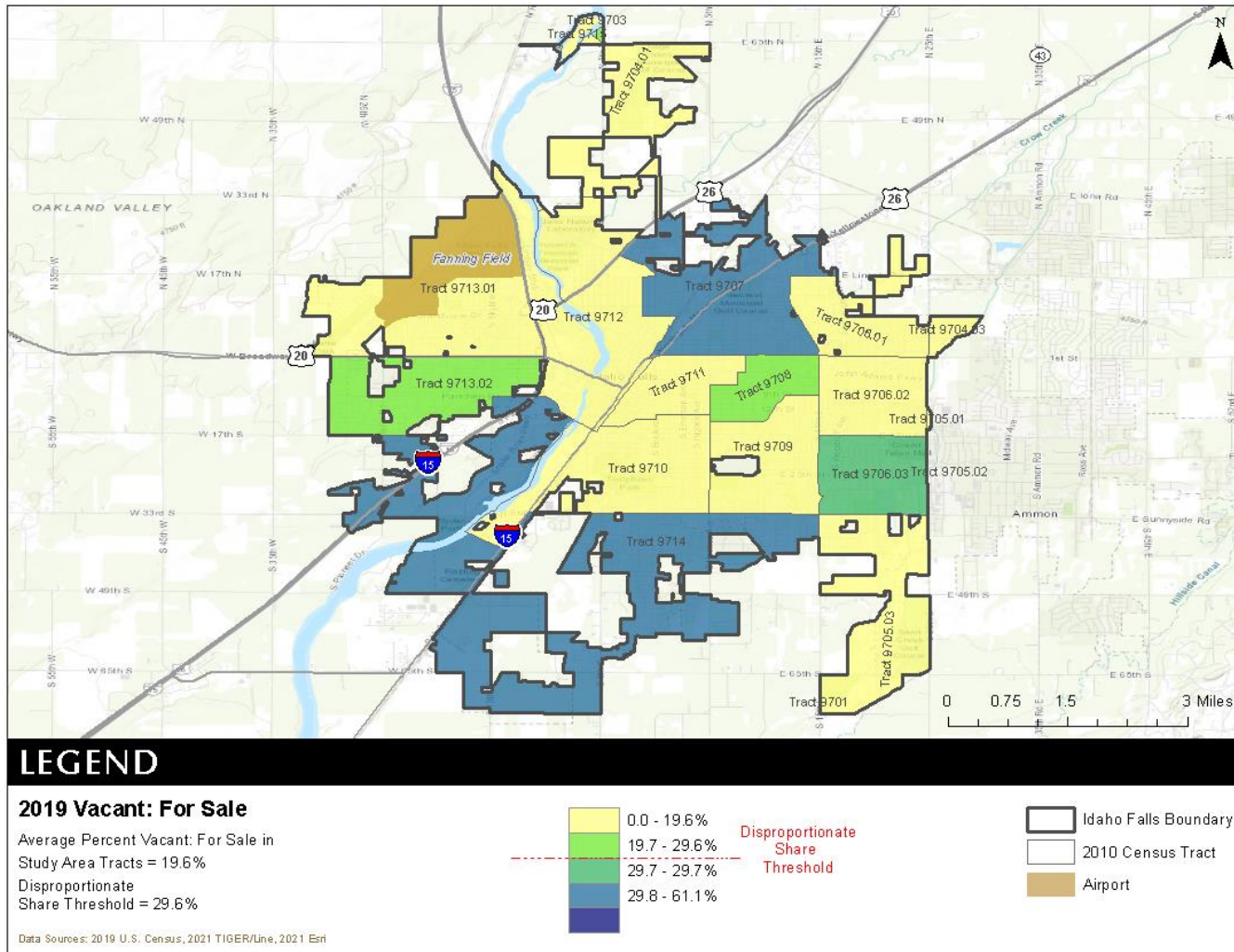
Table MA-20 3 Disposition of Vacant Housing Units Idaho Falls 2010 Census & 2019 Five-Year ACS Data				
Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	862	48.6%	567	32.8%
For Sale	410	23.1%	339	19.6%
Rented Not Occupied	24	1.4%	95	5.5%
Sold Not Occupied	63	3.6%	0	0%
For Seasonal, Recreational, or Occasional Use	157	8.9%	131	7.6%
For Migrant Workers	5	0.3%	0	0%
Other Vacant	253	14.3%	596	34.5%
Total	1,774	100.0%	1,728	100.0%

Vacant housing is shown in Maps MA-20.1 through MA-20.4. Vacant for rent housing was most heavily concentrated in central and eastern Idaho Falls. Vacant for sale housing was most heavily concentrated in the southern areas of the City. “Other” vacant housing is not for sale or for rent, and is not available to the marketplace. When concentrated in one area these units may be problematic and may create a “blighting” effect. These units may also offer an opportunity for redevelopment. The proportion of “other” vacant units increased from 14.3 percent of vacant units in 2010 to 34.5 percent of vacant units in 2019. These areas of concentrations shifted between 2010 and 2019 as illustrated in Maps MA-20.3 and MA-20.4.

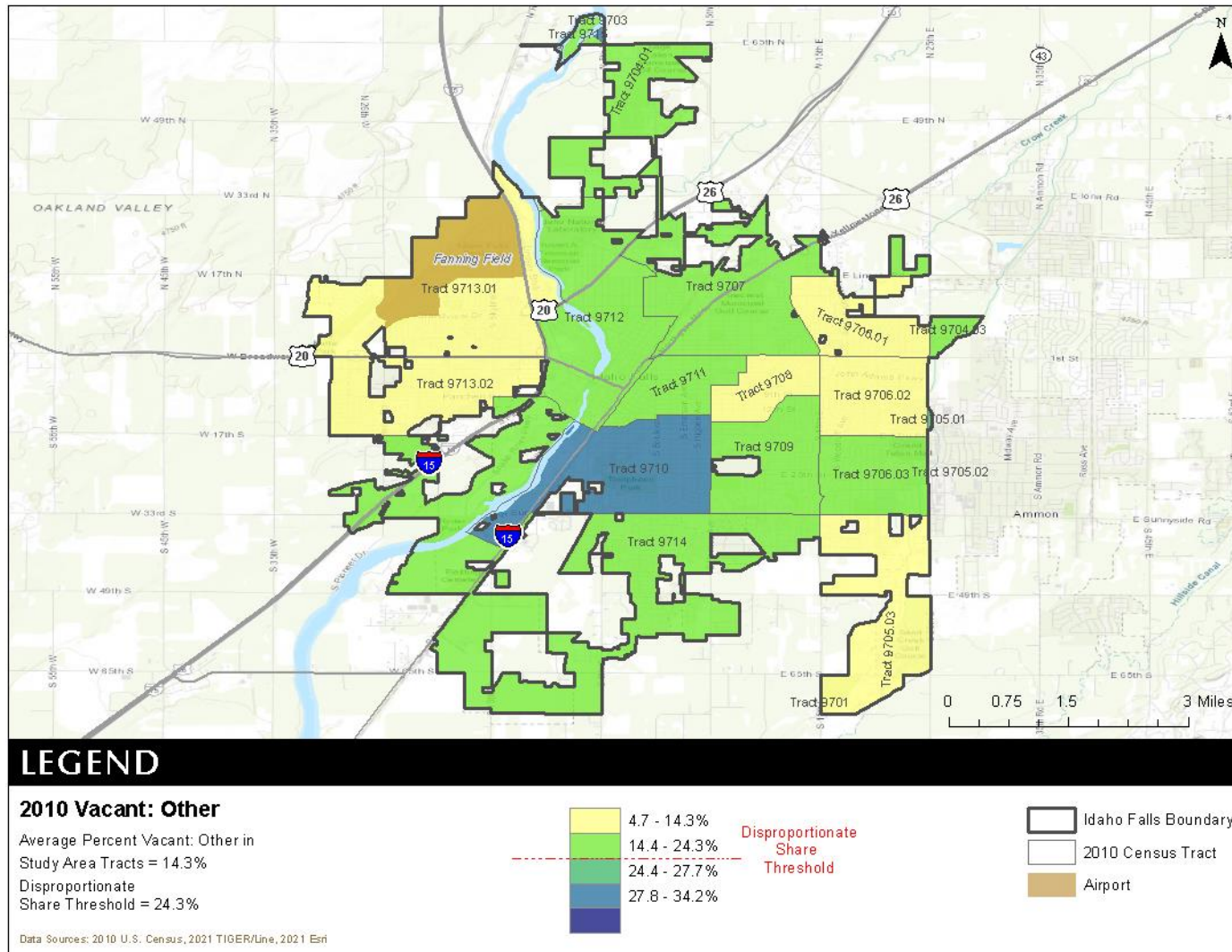
Map MA-20.1
2019 Vacant for Rent
 Idaho Falls
 2019 ACS, Tigerline



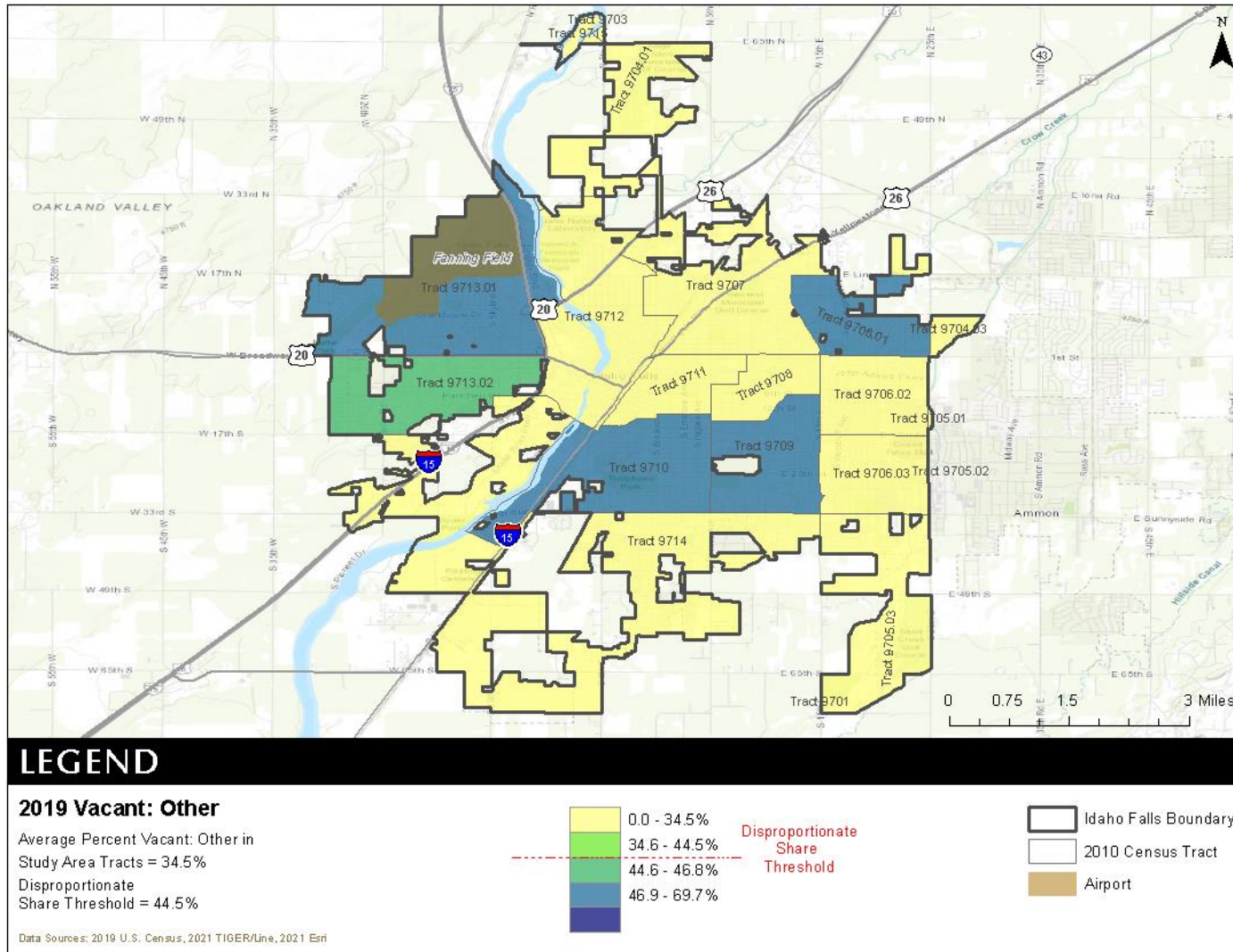
Map MA-20.2
2019 Vacant for Sale
 Idaho Falls
 2019 ACS, Tigerline



Map MA-20.3
2010 “Other” Vacant
 Idaho Falls
 2010 Census, Tigerline



Map MA-20.4
2019 “Other” Vacant
 Idaho Falls
 2019 ACS, Tigerline



Need for owner and rental rehabilitation

As seen in Section MA-10, table MA-10.7, there is a moderate to high level need for owner rehabilitation. Rental rehabilitation is seen as a slightly lower need than owner rehabilitation. The age of the housing stock may also indicate at least a moderate amount of need for owner and rental rehabilitation. Public input also suggested the need for homeowner housing rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Table MA-20.4 shows the risk of lead-based paint (LBP) for households with young children present. As seen therein, there are an estimated 2,100 households built between 1940 and 1979 with young children present, and 325 built prior to 1939.

Discussion

The current housing stock in Idaho Falls is moderately aged and in need of some

rehabilitation. This sentiment was echoed in the comments received during public input. The number of vacant unit, particularly “other” vacant units may present an opportunity for investment in these areas.

Table MA-20 4 Vintage of Households by Income and Presence of Young Children Idaho Falls 2013–2017 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$21,750	30	215	245
\$21,751 to \$36,250	70	330	400
\$36,251 to \$58,000	95	375	470
\$58,001 to \$72,500	40	230	270
Above \$72,500	90	495	585
Total	325	1,645	1,970
Built 1940 to 1979			
\$0 to \$21,750	150	1,020	1,170
\$21,751 to \$36,250	365	1,150	1,515
\$36,251 to \$58,000	630	1,885	2,515
\$58,001 to \$72,500	260	1,080	1,340
Above \$72,500	695	3,720	4,415
Total	2,100	8,855	10,955
Built 1980 or Later			
\$0 to \$21,750	240	785	1,025
\$21,751 to \$36,250	130	680	810
\$36,251 to \$58,000	380	915	1,295
\$58,001 to \$72,500	250	430	680
Above \$72,500	1,015	3,955	4,970
Total	2,015	6,765	8,780
Total			
\$0 to \$21,750	420	2,020	2,440
\$21,751 to \$36,250	565	2,160	2,725
\$36,251 to \$58,000	1,105	3,175	4,280
\$58,001 to \$72,500	550	1,740	2,290
Above \$72,500	1,800	8,170	9,970
Total	4,440	17,265	21,705

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City recognizes the Idaho Falls branch of Idaho Housing and Finance (IHFA) as having the housing authority and resources for public housing programs in Idaho Falls and Bonneville County. IHFA administers the Homeownership Voucher Program (HOV), Housing Choice Voucher, Mainstream Voucher, Special Needs Certificates, Shelter Plus Care Certificates, as well as managing the Family Self Sufficiency Program. The difference between Certificate and Voucher Programs is how they are calculated. Refer to IHFA for specific details.

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				3,419			34	0	945
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units in the City of Idaho Falls.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The need for restoration and revitalization needs of public housing units in the jurisdiction may become a greater need as public housing units become available on the open market. Currently, IHFA has 18 public housing units up for disposition that are in good condition and are closely monitored by IHFA. If the units were made available to LMI clientele through homeownership programs offered by Habitat for Humanity Idaho Falls (H4HIF), LMI neighborhoods have the potential to be revitalized through restoration programs also offered by H4HIF.

Currently, H4HIF provides restoration and revitalization to existing home restoration programs that involve the community in painting the exterior and in some cases, gutting and rehabbing the interior.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

IHFA's strategies are to provide rental assistance and housing choice through HUD Housing Choice Voucher Program and maximize HUD resources and funding opportunities. Specific strategy includes offering self-sufficiency to Program participants through case workers who help identify barriers, set goals, and establish a plan to overcome barriers to achieve independence from subsidies.

H4HIF's strategies are to respond to community aspirations, expand products, services, and partnerships, and empower residents to revive their neighborhoods and enhance their quality of life.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The homeless unit count below is derived from the Balance of State Continuum of Care (CoC) 2020 Housing Inventory Chart.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Current & New	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	348		185	445	
Households with Only Adults	236		63	324	
Chronically Homeless Households				160	
Veterans	8		0	292	
Unaccompanied Youth	6		0	0	

Table 40 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are to complement services targeted to homeless persons

Employment services at the Haven Shelter assist those individuals with GED Certification. This service is extended to the facilities who do not have the service or staff to provide the service onsite. Through referral and coordination; physical and mental health, and employment services are available among the agencies and organizations who are helping homeless persons.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City works closely with the following shelter/housing agencies and organizations that provide facilities and services to individuals and families who are homeless, chronically homeless, are homeless Veterans with families, and are unaccompanied youth.

Participating Facility and Services Provider Agencies include:

Idaho Falls Rescue Mission provides permanent, emergency, and transitional housing, case management, hygiene, and referral to all categories of homeless to women and children, men only, and families.

EICAP/Haven Shelter provides transitional housing, case management, and GED services for women, children, and families experiencing all categories of homeless.

CLUB, Inc. provides housing, case management, information, and referral to all categories of homeless individuals and families.

Department of Health and Welfare provides information, assistance, and referral for all categories of homeless individuals and families.

Veterans Affairs Commission provides housing, information, and assistance for specific services available to Veterans and their families through the HUD/VASH Program.

Idaho Legal Aid provides specific legal aid assistance to all categories of homeless individuals.

Bonneville County Crisis Center provides case management and referral services for all categories of homeless (18 years or older) experiencing a mental health crisis.

District 7 Health Department (Eastern Idaho Public Health District) provides specific information regarding facility and services for **HOPWA** - Housing Opportunities for Persons with Aids Program.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are a variety of services and facilities in the City to help support the needs of special needs groups within the City. These are described in this section.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs for these categories include services for individuals and families who are elderly, disabled, victims of domestic violence, homeless, those in need of transitional housing, Veterans, and clients with mental illness, and substance abuse or addiction issues. Specific supportive housing needs are service coordination, case management for homelessness and mental health crisis, job coaching, employment services, life skills training, minimal support for those without family, landlord and renter education classes, home delivered meals, legal assistance, transportation, adult protection, long term care ombudsman, and navigating assistance to link individuals with programs and resources.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Regarding individuals returning from mental and physical health institutions and programs that ensure they receive appropriate supportive care; the City will continue to support activities that aid in preventing immediate discharge that results in homelessness. Programs that include case management with regards to homelessness, near homelessness, and those at risk of being homeless are available through agencies and organizations who participate in monthly Region 6 Housing Coalition meetings.

Currently, the Crisis Center issues a report on homelessness that includes looming homelessness and works with the City of Refuge to find transitional housing. CLUB, Inc. works with Region 7 Department of Health and Welfare and Behavioral Health for after care for individuals returning from mental and physical health institutions.

The City of Idaho Falls recognizes the value, compassion, and experience offered by service providers and organizations who have demonstrated their ability to address a broad spectrum of issues surrounding homelessness. The City will continue to partner, collaborate, and refer to agencies and organizations that have qualified staff and resources in place who are able to address the concern through case management, resources, referrals, and follow up.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

To be updated based on 2021 Projects.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2021 Housing and Community Development survey found that the top barriers to affordable housing include the lack of available land, lack of qualified contractors or builders, and ADA codes. Public input also suggested NIMBYism as a barrier to affordable housing development.

Table MA-40.1
Providing Decent and Affordable Housing
Idaho Falls
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the city?							
Lack of available land	10	16	16	19	6	0	67
Lack of qualified contractors or builders	8	15	26	12	5	1	67
ADA codes	5	6	40	12	3	1	67
Building codes	5	8	40	10	4	0	67
Lack of police patrol	8	18	25	9	6	1	67
Lack of property maintenance code enforcement	12	17	27	7	4	0	67
Permitting process	15	12	32	7	1	0	67
Planning site plan review and approval process	12	12	35	7	1	0	67
Lack of affordable housing development incentives	13	24	22	5	3	0	67
Lack of understanding of property care-taking	12	21	26	5	3	0	67
Permitting/construction fees	13	16	31	5	2	0	67
Lack of street lighting	12	15	26	5	6	3	67
Cost of land or lot	33	24	6	4	0	0	67
Cost of labor	26	22	13	4	2	0	67
Lot size	7	13	40	4	3	0	67
Not In My Back Yard (NIMBY) mentality	24	17	19	4	3	0	67
Lack of affordable housing development policies	14	17	29	4	3	0	67
Density or other zoning requirements	7	13	40	3	3	1	67
Cost of materials	45	17	4	1	0	0	67

In addition, the city undertook its Analysis of Impediments to Fair Housing Choice in 2021. The results of this study are included in Table MA-40.2.

Table MA-40.2
Contributing Factors
City of Idaho Falls

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	Low	Black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.
Access to labor market engagement	Low	Native American and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the City has little control over impacting labor market engagement on a large scale.
Insufficient affordable housing in a range of unit sizes	High	Some 27.9 percent of households have cost burdens. This is more significant for renter households, of which 45.7 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Racial and ethnic minority households with disproportionate rates of housing problems	High	The overall rate of housing problems in the City of Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall.
Discriminatory patterns in Lending	Med	Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicant. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 54.5 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the City was the Not In My Back Yard (NIMBY) mentality in the City.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section describes the economic atmosphere in Idaho Falls. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statistics (BLS) data. BLS data will reflect the Service Area. BEA data, however, is only available down to the county level and will reflect the entirety of Bonneville County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	569	179	2	0	-2
Arts, Entertainment, Accommodations	3,057	4,358	12	11	-1
Construction	1,768	1,126	7	3	-4
Education and Health Care Services	4,273	8,457	17	22	5
Finance, Insurance, and Real Estate	1,059	1,806	4	5	0
Information	333	595	1	2	0
Manufacturing	2,282	1,176	9	3	-6
Other Services	655	1,031	3	3	0
Professional, Scientific, Management Services	2,979	7,658	12	20	8
Public Administration	0	0	0	0	0
Retail Trade	3,790	5,936	15	15	0
Transportation and Warehousing	862	882	3	2	-1
Wholesale Trade	1,275	1,390	5	4	-2
Total	22,902	34,594	--	--	--

Table 42 - Business Activity

Data 2013-2017 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	27,840
Civilian Employed Population 16 years and over	26,660
Unemployment Rate	4.29
Unemployment Rate for Ages 16-24	12.11
Unemployment Rate for Ages 25-65	2.72

Table 43 - Labor Force

Data Source: 2013-2017 ACS

Table MA-45.1 shows labor force statistics for Idaho Falls between 1990 and 2019. The unemployment rate in Idaho Falls was 2.4 percent in 2019, with 721 unemployed persons and 30,637 in the labor force. The statewide unemployment rate in 2019 was 2.8 percent. In 2019, 29,916 people were employed, 721 were unemployed, and the labor force totaled 30,637 people.

Table MA-45 1 Labor Force Statistics Idaho Falls 1990 - 2019 BLS Data					
Year	Idaho Falls			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	920	22,974	23,894	3.9%	5.6%
1991	1,091	24,088	25,179	4.3%	6.3%
1992	1,310	24,627	25,937	5.1%	6.5%
1993	1,191	25,440	26,631	4.5%	6.1%
1994	1,216	25,916	27,132	4.5%	5.5%
1995	1,232	25,785	27,017	4.6%	5.5%
1996	1,201	26,177	27,378	4.4%	5.4%
1997	1,117	27,038	28,155	4.0%	5.2%
1998	1,104	27,403	28,507	3.9%	5.2%
1999	1,055	27,703	28,758	3.7%	5.0%
2000	963	24,616	25,579	3.8%	4.7%
2001	1,052	25,273	26,325	4.0%	5.1%
2002	1,140	25,806	26,946	4.2%	5.6%
2003	1,159	27,092	28,251	4.1%	5.6%
2004	1,097	27,650	28,747	3.8%	4.9%
2005	991	29,147	30,138	3.3%	4.0%
2006	894	29,653	30,547	2.9%	3.4%
2007	659	27,137	27,796	2.4%	3.1%
2008	1,015	26,660	27,675	3.7%	5.0%
2009	1,847	25,782	27,629	6.7%	8.7%
2010	1,956	25,423	27,379	7.1%	8.8%
2011	1,924	25,451	27,375	7.0%	8.2%
2012	1,848	25,480	27,328	6.8%	7.4%
2013	1,717	25,567	27,284	6.3%	6.8%
2014	1,079	26,140	27,219	4.0%	4.4%
2015	936	27,027	27,963	3.3%	3.9%
2016	918	27,708	28,626	3.2%	3.7%
2017	807	28,264	29,071	2.8%	3.2%
2018	734	28,810	29,544	2.5%	2.8%
2019	721	29,916	30,637	2.4%	2.8%

Diagram MA-45.1 shows the unemployment rate for both the State and Idaho Falls. During the 1990's the average rate for Idaho Falls was 4.3 percent, which compared to 5.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 5.0 percent statewide. Since 2010, the average unemployment rate was 4.5 percent. Over the course of the entire period the Idaho Falls had an average unemployment rate lower than the State, 4.2 percent for Idaho Falls, versus 5.2 statewide.

Diagram NA-45.1
Annual Unemployment Rate

Idaho Falls
1990 – 2019 BLS Data

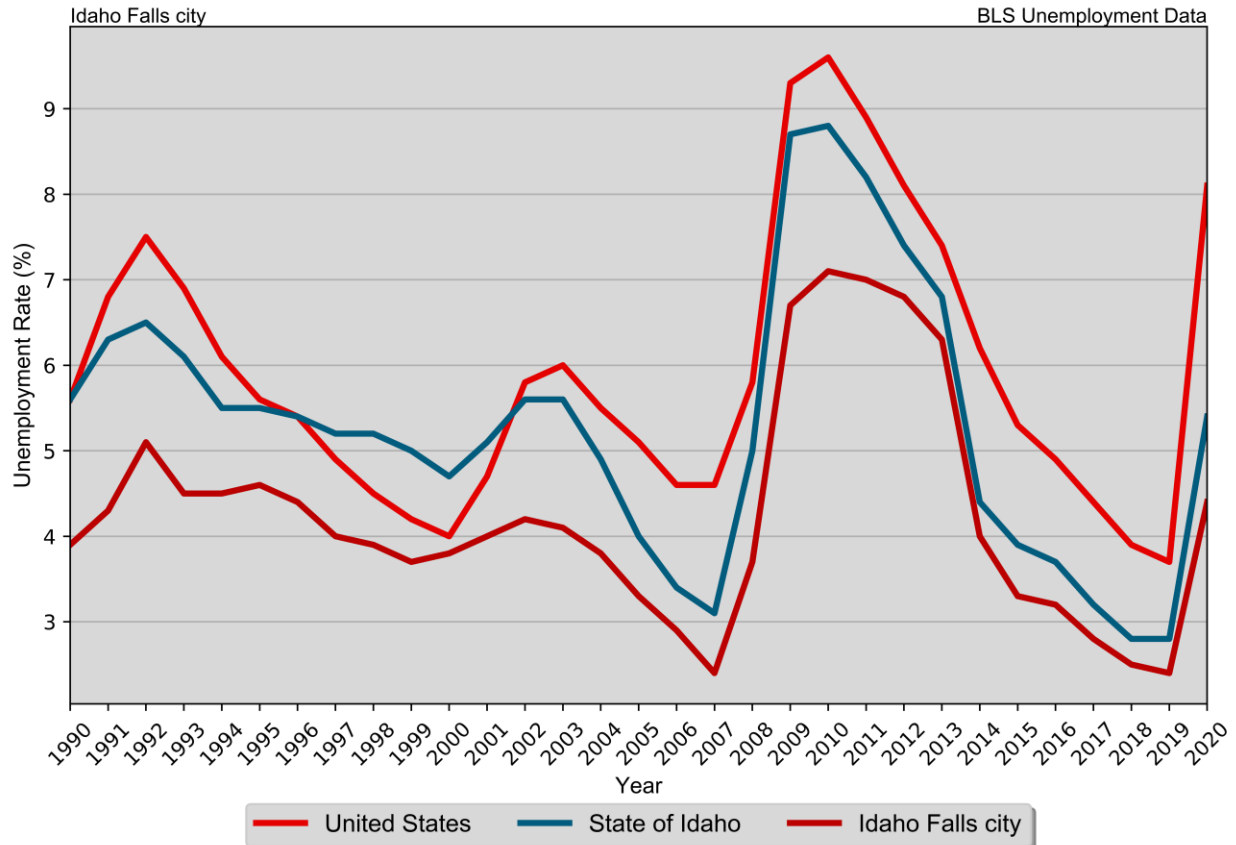
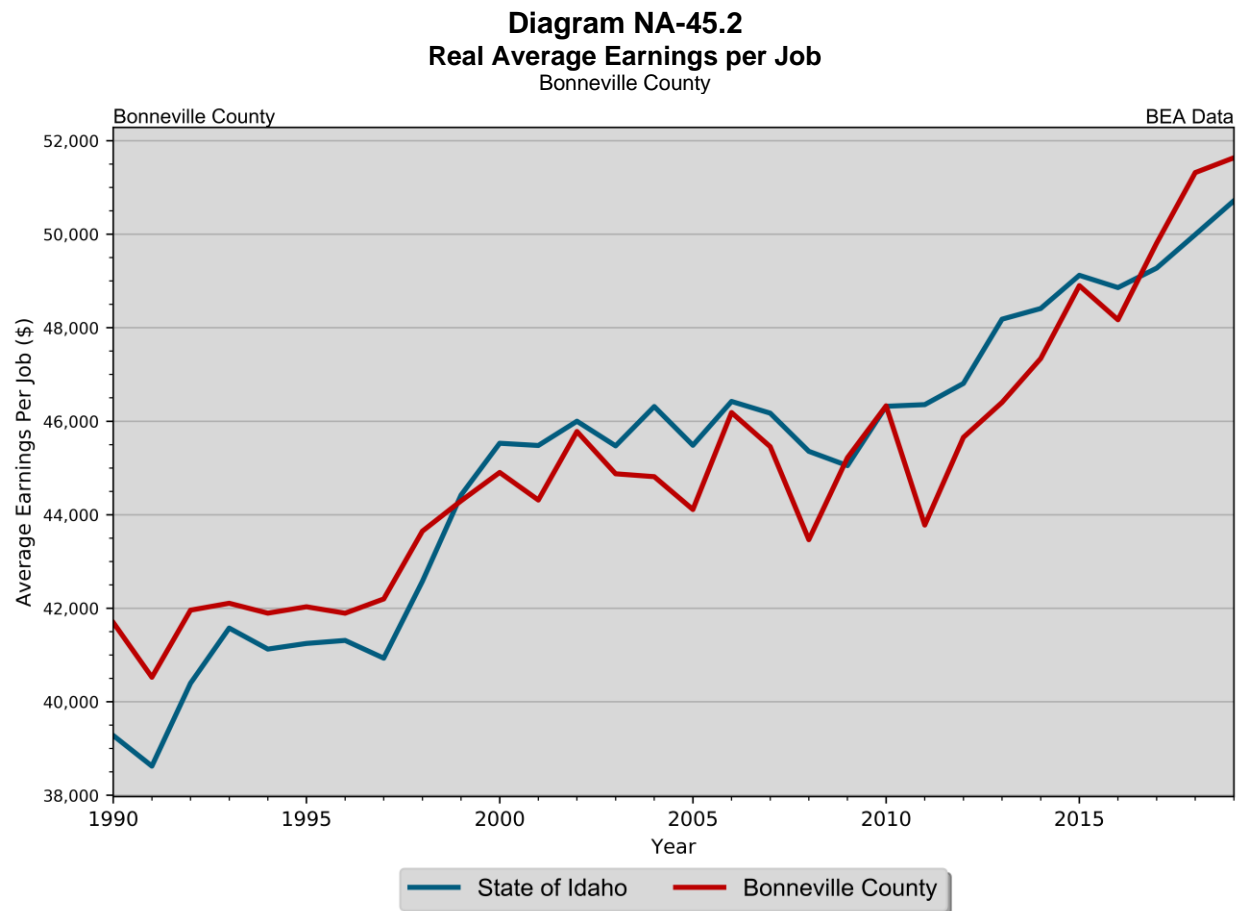


Diagram NA-45.2 shows real average earnings per job for Bonneville County from 1990 to 2019. Over this period the average earning per job for Bonneville County was 45,024 dollars, which was lower than the statewide average of 45,094 dollars over the same period.



Occupations by Sector	Number of PeopleMedian Income
Management, business and financial	6,205
Farming, fisheries and forestry occupations	1,200
Service	2,860
Sales and office	6,110
Construction, extraction, maintenance and repair	2,430
Production, transportation and material moving	1,420

Table 44 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,335	85%
30-59 Minutes	2,450	10%
60 or More Minutes	1,340	5%
Total	25,125	100%

Table 45 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,840	100	955
High school graduate (includes equivalency)	5,050	245	1,960
Some college or Associate's degree	7,375	250	2,840
Bachelor's degree or higher	6,680	190	1,475

Table 46 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	54	135	270	755	130
9th to 12th grade, no diploma	790	580	365	795	440
High school graduate, GED, or alternative	2,400	2,355	1,810	3,095	2,295
Some college, no degree	1,660	2,560	1,875	3,130	2,145
Associate's degree	270	795	740	1,360	455
Bachelor's degree	390	1,795	1,380	2,555	1,300
Graduate or professional degree	10	590	695	1,355	885

Table 47 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,990
High school graduate (includes equivalency)	22,930
Some college or Associate's degree	27,830
Bachelor's degree	44,475
Graduate or professional degree	76,165

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Education

Education and employment data from the Idaho Falls 2019 Five-Year ACS is presented in Table MA-45.2, Table MA-45.3, and Table MA-45.4. In 2019, 28,901 people were in the labor force, including 27,777 employed and 1,124 unemployed people. The unemployment rate for Idaho Falls was estimated at 3.9 percent in 2019.

Table MA-45 2 Employment, Labor Force and Unemployment Idaho Falls 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	27,777
Unemployed	1,124
Labor Force	28,901
Unemployment Rate	3.9%

Table MA-45.3, and Table MA-45.4 show educational attainment in Idaho Falls. In 2019, 90.5 percent of households had a high school education or greater, including 27.4 percent with a high school diploma or equivalent, 35.1 percent with some college, 18.9 percent with a Bachelor's Degree, and 9.1 percent with a graduate or professional degree.

Table MA-45 3 High School or Greater Education Idaho Falls 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	39,633
Total Households	22,889
Percent High School or Above	90.5%

Table MA-45 4 Educational Attainment Idaho Falls 2019 Five-Year ACS Data		
Education Level	2019 Five-year ACS	Percent
Less Than High School	4,138	9.5%
High School or Equivalent	12,015	27.4%
Some College or Associates Degree	15,359	35.1%
Bachelor's Degree	8,268	18.9%
Graduate or Professional Degree	3,991	9.1%
Total Population Above 18 years	43,771	100.0%

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors shown in the Business Activity table include Retail Trade and Education and Health Care Services.

Describe the workforce and infrastructure needs of the business community:

The 2021 Housing and Community Development Survey found that the highest rated needs for businesses and economic development include the retention of existing businesses, fostering businesses with higher paying jobs, and the attraction of new businesses.

Table MA-45.5 Enhancing Economic Opportunities Idaho Falls Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the city:							
Foster businesses with higher paying jobs	5	6	17	32	4	3	67
Retention of existing businesses	4	8	20	31	1	3	67
Attraction of new businesses	8	12	19	23	2	3	67
Provision of job training	7	8	17	21	10	4	67
Expansion of existing businesses	4	18	20	19	3	3	67
Enhancement of businesses infrastructure	4	12	18	19	11	3	67
Provision of job re-training, such as after plant closure, etc.	8	10	14	18	14	3	67
Provision of working capital for businesses	9	9	11	15	20	3	67
Provision of technical assistance for businesses	8	11	16	12	17	3	67
Development of business incubators	7	8	15	8	26	3	67
Development of business parks	16	14	13	7	14	3	67

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City has continued to promote downtown businesses with redevelopment and façade updates. The Economic Development Department utilizes the local college and universities, as well as networking with local businesses to increase economic development and business growth in the community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Housing Community Development survey indicated that the need many people in Idaho Falls may not have the job training and job re-training such as after plant closure or skills required to meet the needs of business in the area. Increasing job training may result in access to higher paying jobs in the area, while retaining and attracting businesses.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Not applicable.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable.

Discussion

In 2019, unemployment in the City of Idaho Falls was at 2.4 percent, compared to 2.8 percent for the State of Idaho. This is representative of a labor force of 30,637 people and 29,916 people employed. Real Average Earning per job surpassed the state rate in recent years and has continued to climb. Poverty has remained at 13.4 percent in 2019 and 2010 representing 8,101 persons living in poverty in 2019.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The geographic distribution of housing problems is shown in Map MA-50.1, on the following page. Housing problems were most heavily concentrated in the city center and one census tract in the eastern city. These are in census tracts 9711, 9712, and 9706.02. In this map, the definition of “concentration” is any area that sees a markedly higher rate of housing problems than the city average.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following maps show the distribution of the population by race and ethnicity. These maps will be used to describe any areas with a disproportionate share of any one racial or ethnic group. A disproportionate share is defined as having at least ten percentage points higher than the jurisdiction average. For example, if American Indian households account for 1.0 percent of the total population, there would be a disproportionate share if one area saw a rate of 11.0 percent or more.

The concentration of Hispanic households is shown in Map MA-50.2. In general, the areas close to the city center saw a concentration of Hispanic households. These areas saw a disproportionate share of Hispanic households (or at a rate greater than 10 percentage points higher than the average).

Poverty is shown in Map MA-50.3. Poverty is most heavily concentrated in the central city. These areas saw a disproportionate share of Hispanic households (or at a rate greater than 10 percentage points higher than the average).

What are the characteristics of the market in these areas/neighborhoods?

The housing markets in these areas tended to have a higher proportion of renter households, as shown in Map MA-15.2. In addition, median home values and median contract rents tended to be lower in these areas than in other areas in Idaho Falls. This is shown in Maps MA-15.3 and MA-15.4.

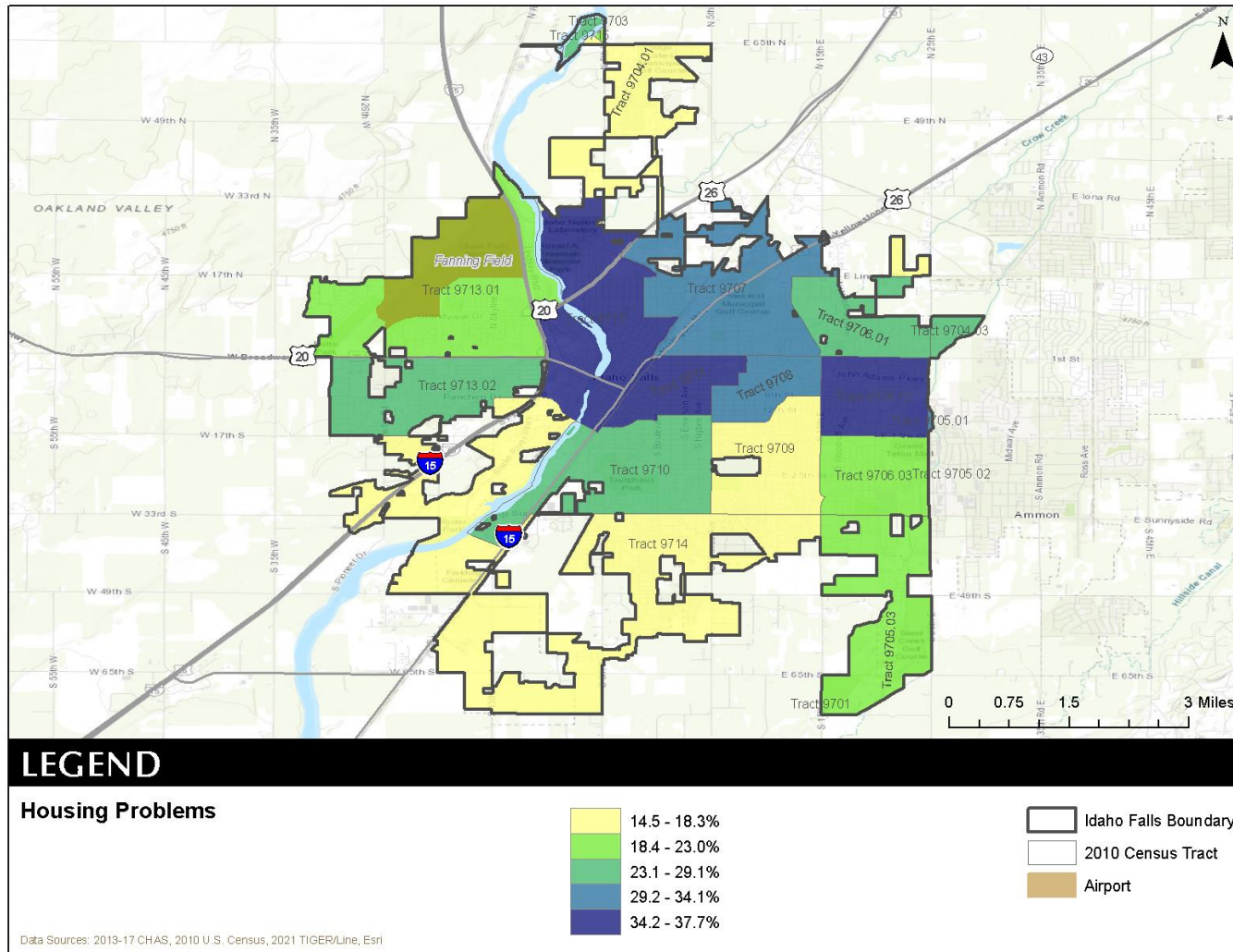
Are there any community assets in these areas/neighborhoods?

These areas are adjacent to a variety of amenities, including access to schools and parks, as well as grocery stores, and service providers.

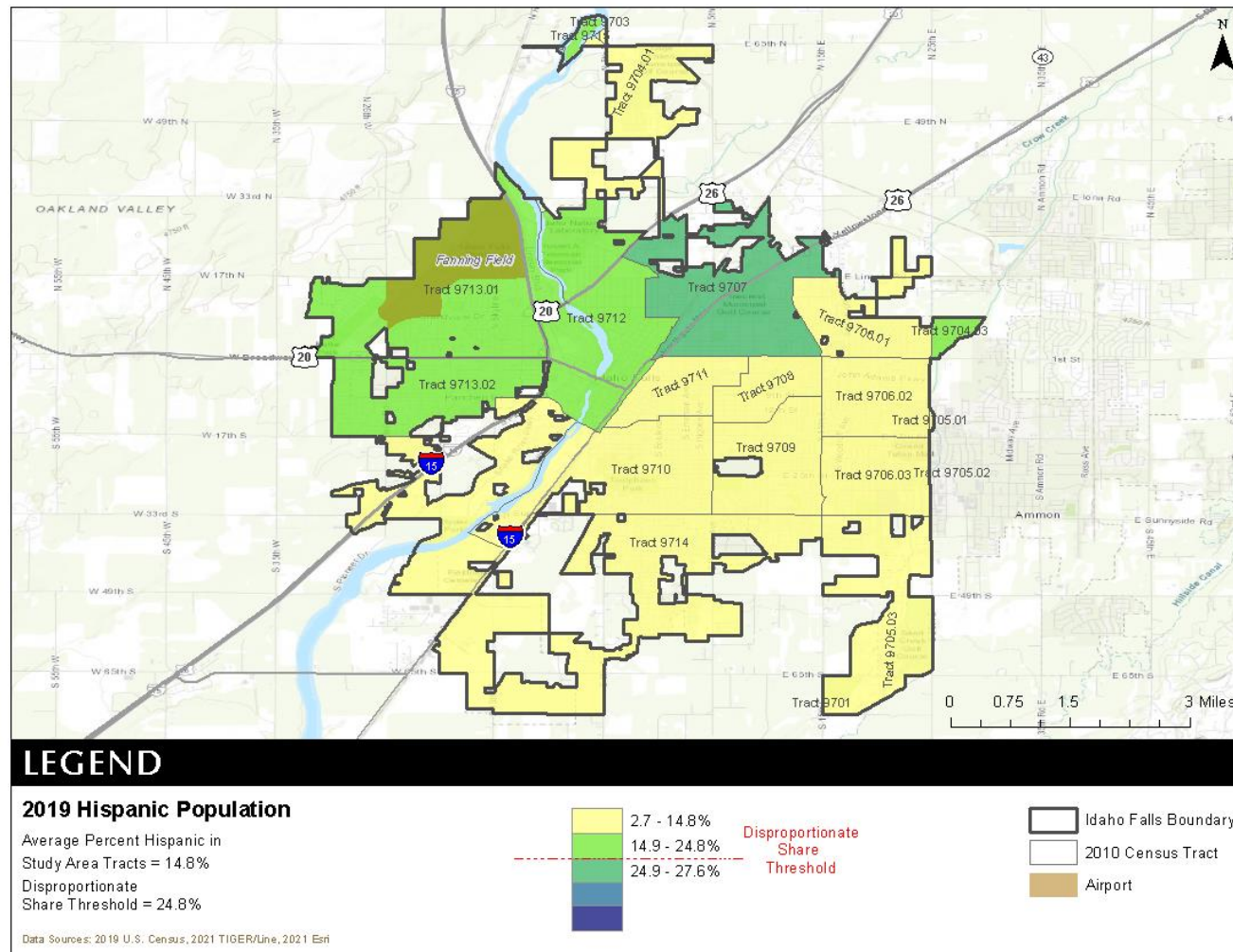
Are there other strategic opportunities in any of these areas?

Areas with high concentrations of low income and poverty level households may present an opportunity for investment through services and public facility funding.

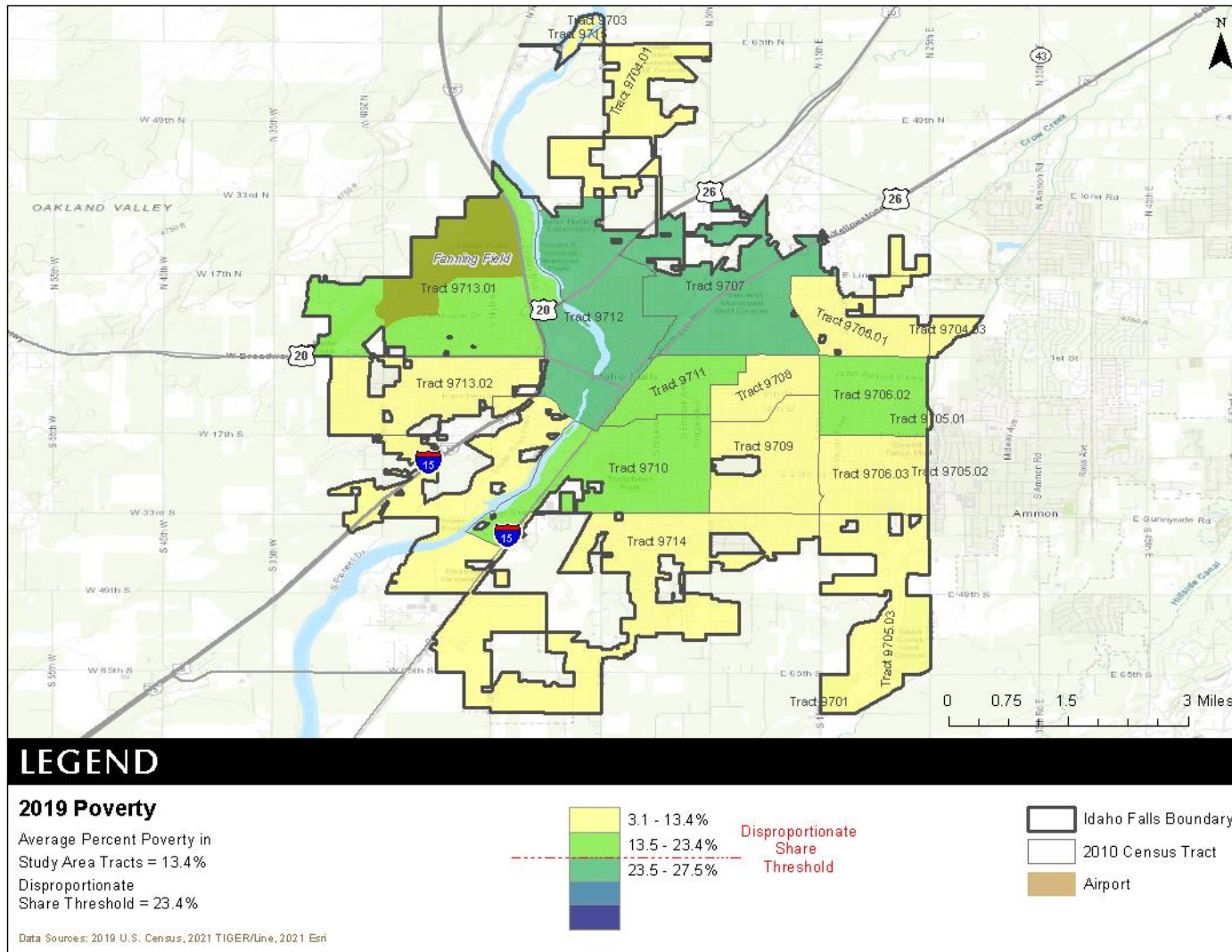
Map MA-50.1
Housing Problems
 Idaho Falls
 2015 CHAS, Tigerline



Map MA-50.2
2019 Hispanic Households
 Idaho Falls
 2019 ACS, Tigerline



Map MA-50.3
2019 Poverty
 Idaho Falls
 2019 ACS, Tigerline



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

A public-private partnership was established between Idaho Falls Power (IFP) and local Internet Providers. IFP in partnership with UTOPIA will provide the fiber and manage the open access network. Local Internet Providers will provide the data service to residents through the locally managed network. Residents will not only have access to high-speed broadband, but they will also be able to choose whichever provider and service package they desire.⁵

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

While there are a number of broadband service providers in Idaho Falls, there is a continued need for competition to promote affordability and access, as well as choice, in the community. According to the Information Technology and Innovation Foundation, competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative.⁶ In addition, those in rural areas are less likely to have access or competitive services in the area.

⁵ <https://www.idahofallsidaho.gov/faq.aspx?qid=413>

⁶ <https://itif.org/publications/2019/09/03/policymakers-guide-broadband-competition>

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Bonneville Emergency Operation Plan identified various threats to the County. Those that may be impacted by climate change include:⁷

- Flood
- Landslide/Mudslides
- Severe Summer Weather (Hail, Lightning, High Winds, Tornadoes)
- Severe Winter Weather
- Wildfire
- Dam Failure

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low-income households are particularly vulnerable to the impacts of natural hazards due to a lack of resources to recuperate any losses. As with this and other resources, the City's CDBG funds can be directed to assist low-to-moderate income households that are impacted by natural disasters.

⁷ <https://www.idahofallsidaho.gov/DocumentCenter/View/7197/Bonneville-County-Emergency-Operations-Plan?bidId=>

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

The Needs Assessment and Market Analysis, which has been guided by the 2021 Housing and Community Development Survey and public input, identified nine priority needs. These are described below.

- Low-to-Moderate Income Housing
- Fair Housing Activities
- Services for Special Needs Populations
- Infrastructure improvements
- Public Facility improvements
- Homelessness
- Job Creation
- Downtown Revitalization
- Code Enforcement

These priority needs are addressed with the following goals:

Housing Development

Activities that provide affordable homeownership opportunities through single unit housing rehab and or acquisition for families or individuals in LMI neighborhoods.

Community Development

Activities for community development through projects such as: curb, gutter and sidewalk replacement in Census Tract LMI neighborhoods, Senior Center improvement projects, and projects that remove ADA barriers for public access.

Economic Development

Downtown Idaho Falls, Slum and Blight by Area with exterior improvements to businesses through façade, sign, awning, and code correction projects.

Public Service

Activities that directly support LMI individuals and families through public service activities.

Homelessness

Provide support for homeless providers that administer homeless prevention activities, shelters, and transitional housing in the community.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

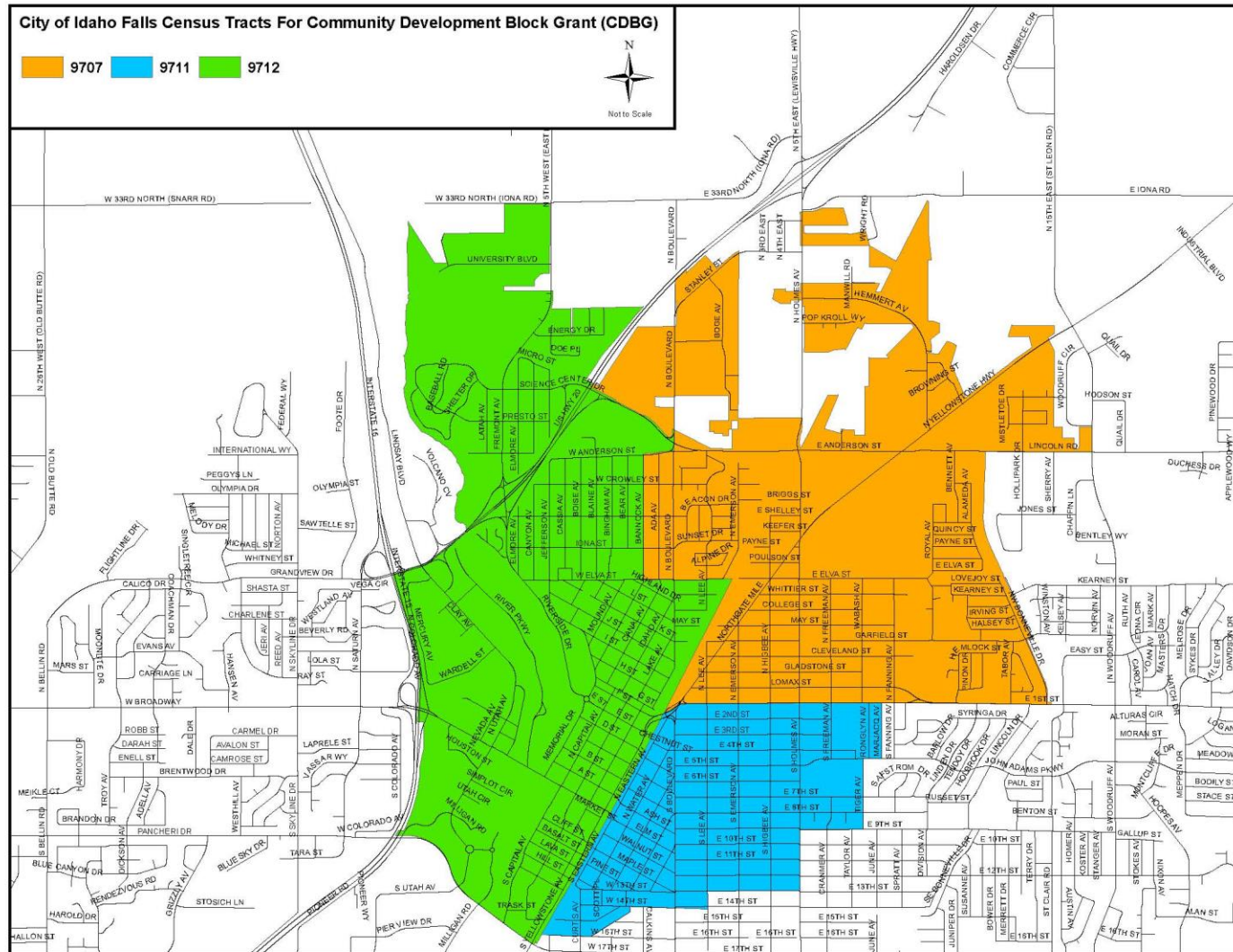
1	Area Name:	US Census Tracts
	Area Type:	LMI Area neighborhoods
	Other Target Area Description:	LMI Area neighborhoods
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investments are allocated based on the priorities defined in the FY2021-2025 CDBG Five Year Consolidated Plan and with 70% or more of the funds benefitting LMI clients and LMI neighborhoods. These are shown in Map SP-10.

Map SP-10.1
LMI Areas
 Idaho Falls
 City of Idaho Falls



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	Low-to-Moderate Income Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Census Tracts
	Associated Goals	Housing Development
	Description	Housing for low to moderate income households is a high priority in the City due to the number of households with housing problems.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
2	Priority Need Name	Fair Housing Activities
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Census Tracts
	Associated Goals	Housing Development
	Description	Fair Housing Activities are still needed as identified in the City's Analysis of Impediments.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
3	Priority Need Name	Services for Special Needs populations
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Census Tracts
	Associated Goals	Public Service

	Description	There are numerous special needs population in the City that are in-need. These households have a variety of housing and service needs and continue to be a high priority within the City. These include the elderly, persons with substance abuse problems, persons with disabilities, and victims of domestic violence. This also includes low income households in need of public services such as childcare and job trainings.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
4	Priority Need Name	Infrastructure improvements
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Census Tracts
	Associated Goals	Community Development
	Description	Infrastructure improvements, including those named in NA-15, continue to be a highly rated need in the Census Tracts.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
5	Priority Need Name	Public Facility improvements
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Census Tracts
	Associated Goals	Community Development
	Description	Public Facilities improvements, including those named in NA-15, continue to be a highly rated need in the Census Tracts.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
6	Priority Need Name	Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Census Tracts
	Associated Goals	Increase Access to Community Services Support Program Success

	Description	Homelessness continues to be a high need in the City. While the City continues to support efforts that seek to end homelessness, it remains a high priority in the City. These include funding service providers that request funds.
	Basis for Relative Priority	Homelessness
7	Priority Need Name	Job Creation
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Census Tracts
	Associated Goals	Economic Development
	Description	Economic development activities, including but not limited to employment opportunities, job training, small business, etc.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
8	Priority Need Name	Downtown Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Census Tracts
	Associated Goals	Economic Development
	Description	Economic development in the downtown area to continue to promote economic development and growth.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
9	Priority Need Name	Code Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Census Tracts
	Associated Goals	Community Development
	Description	In order to maintain livable communities, the City maintains a high priority in code enforcement.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.

Narrative (Optional)

The priority needs for Idaho Fall's 2021-2025 Consolidated Plan are based on the Needs Assessment and Market Analysis, as well as the Housing and Community Development Survey, public input, and

stakeholder input. These priority needs are integrated into the goals of this Consolidated Plan and will be addressed systematically through a series of projects actions over the next five years.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is not a program managed by the City of Idaho Falls and would be managed through IHFA/HUD local branch.
TBRA for Non-Homeless Special Needs	TBRA is not a program managed by the City of Idaho Falls and would be managed through IHFA/HUD local branch.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the cost of land and labor act as major barriers to developing any type of new construction in the City with the limited amount of funds available.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. These were noted as a barrier to the development of affordable housing. The age of the housing stock also indicates a greater level of need for these types of rehabilitation.
Acquisition, including preservation	Median home values have increased in recent years, straining the availability of funds to acquire new properties for rehabilitation and/or resale. While the market continues to grow, the city will evaluate the financial effectiveness of acquisition as part of its affordable housing development portfolio. This evaluation will include both the cost of land and structures, but also the costs associated with rehabilitation, as described above.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Idaho Falls anticipates receiving \$438,662 in Community Development Block Grant (CDBG) funds. The City of Idaho Falls receives only HUD Program funds to carry out the priorities defined in the 2021-2025 *Five Year Consolidated Plan*. The two major sources of funding to assist non-profit agencies and organizations in providing affordable housing and social services are the CDBG, HOME and IHFA funded Programs (available by application to the U.S. Department of Housing and Urban Development). The City does not receive, fund, nor manage housing for its own housing programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$438,662	0	0	\$438,662	\$1,754,648	

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funded projects having built-in matching requirements include the Downtown Facade Improvement Program to improve facades, assist with signage, awnings, and code corrections. Additional HUD programs available to the community include: HOME funding, Section 8 Housing Choice Vouchers covering Idaho Falls as 1 of 16 counties (1233 vouchers), VASH or Veteran Affairs Supportive Housing covering Idaho Falls as 1 of 16 counties (25 vouchers), and Low-Income Tax Credits managed by Idaho Housing and Finance Association (IHFA) on a statewide basis.

Several programs that match CDBG funds and that are available through local nonprofit agencies and organizations include: Weatherization funding applicable to the Housing Rehab program, Habitat for Humanity, Federal Transit Administration (FTA), and Fair Housing for accessibility.

In the past, funding has been provided by IHFA, private fund raising, and the Department of Health and Welfare. As local, state, and federal budgets are allocated; programs are impacted and many agencies and organizations face significant challenges in meeting minimum match requirements to access additional funds needed to sustain their programs and services. The City understands the challenge and recognizes how local CDBG funds may assist those organizations with leveraging funds, and or meeting match requirements to fund projects and activities that address the priorities defined in the *2021-2025 CDBG Consolidated Plan*

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In supporting Habitat for Humanity Idaho Falls Area (H4HIF), the City has allocated previous CDBG funding years to assist H4HIF with acquisition of a single-family home located within US Census Tract 9712. In addition to acquisition, H4HIF works with a qualifying LMI family to build a new home or rehab the existing home (based on initial rehab assessment) and make it available for homeownership through their Sweat Equity Program and Forgivable Loan features for qualifying LMI families.

Assistance with CDBG funds for Acquisition of infill properties to build or rehab affordable housing units was completed with 2017 CDBG funds. For 2018, H4HIF is utilizing CDBG funds to rehab a home donated from a developer and relocated to Habitat's project area that will support the addition of 4 single family homes for LMI families.

The City supports the local IHFA office and understands the challenges that exist in carrying out a HUD approved Disposition Plan. As part of the strategy, IHFA partnered with H4HIF to acquire properties previously owned by IHFA's public housing program (scattered locations).

The Disposition Plan was in place before moving through the processes to either make local IHFA owned properties available to the open market or to donate the properties to a nonprofit housing organization. The City worked closely with IHFA as they moved through their HUD approved Disposition Plan and regular updates were provided by the IHFA Executive Director. To date, IHFA has eliminated the Low Rent Public Housing Program (LRPH) in Idaho Falls that once consisted of 29 single

unit public houses in scattered locations.

The status of the original 29 properties is as follows:

- 21 of the LRPH homes were sold to low income families;
- *2 of the homes were donated to nonprofit organizations;
- 6 of the homes were sold on the open market.
- *The 2 donated homes were located within census tract 9707 and 9712 and are located in very low to low and moderate income neighborhoods.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
IDAHO FALLS	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
EICAP	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
Idaho Legal Aid Services, Inc.	Non-profit organizations	Non-homeless special needs public services	Region
CLUB	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Idaho Falls Downtown Development Corporation	Non-profit organizations	Economic Development Non-homeless special needs Planning public facilities	Jurisdiction
LIFE, INC.	Non-profit organizations	Non-homeless special needs neighborhood improvements	Jurisdiction
Senior Citizen Community Center	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction

Family Assistance In Transitional Housing	Non-profit organizations	Homelessness Non-homeless special needs Rental public facilities	Jurisdiction
Habitat for Humanity	Non-profit organizations	Homelessness Ownership neighborhood improvements	Nation
TRPTA	Government	Non-homeless special needs public services	State
Bonneville County Veterans Memorial Commission	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
Idaho Housing and Finance Association (IHFA)	PHA	Homelessness Ownership Planning Public Housing Rental	State
Community Council of Idaho	Non-profit organizations	Non-homeless special needs public services	Region
Partners for Prosperity	Non-profit organizations	Non-homeless special needs public services	Region
Intermountain Fair Housing Council	Non-profit organizations	Ownership Planning Public Housing Rental	State

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City recognizes the value of coordination and collaboration with responsible entities and will continue to work with them to: avoid duplication of services, recognize gaps in the intuitional delivery system, understand the agency intake process, offer input to correct any gaps, and ensue a more than adequate institutional system is delivered.

By attending regular monthly Region 6 Housing Coalition meetings, the Grant Administrator is able to better understand the roles of the responsible entities and how they will help carry out the goals of the Consolidated Plan.

The Grant Administrator will continue to monitor responsible entities to ensure the activity meets eligibility requirements and that the needs are benefitting the intended clientele.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X		X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The

City of Idaho Falls identified homelessness and transitional housing as a top priority in the 2016-2020 CDBG Five Year Consolidated Plan. In following the priorities defined by the community, the City will select annual projects and activities that meet the needs of homeless persons.

The City will continue to support Continuum of Care efforts to address the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth by coordinating and collaborating with community service providers and organizations that demonstrate their ability to address homelessness and issues surrounding homelessness, apply funds towards the issues, and have the ability to provide a documented benefit to individuals and families served. The majority of these same providers actively participate in the Region 6 Housing Coalition and attend regular monthly meetings to understand the

needs, coordinate and assist one another in making referrals, connect homeless individuals with services, and increase awareness through planning and carrying out annual events such as the Point in time Count and Homeless Stand down.

Specific services that assist the homeless include: intake, case management, resources, education, referral, and legal. Unique services to assist individuals experiencing a behavioral health crisis are available 24/7. Specific supportive housing services available include emergency, transitional, permanent housing, and transportation.

In addition, affordable housing through the local Public Housing Authority and nonprofit local housing providers are available. With regards to individuals with a disability or mobility issues, services are available for single housing rehab to make properties ADA accessible through ramps and restroom rehab.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Although the Public Housing Authority (IHFA) and local nonprofit housing organizations provide affordable housing, there are gaps in service related to a 16-18 month waiting list, and in some cases, housing is located outside of office, retail, or work areas which makes transportation a challenge.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City recognizes that gaps in the institutional structure and service delivery system will continue to be a challenge to address priority needs of homelessness and affordable housing. To maximize the use of CDBG funds in a timely and efficient matter, the Grant Administrator will utilize strategies that overcome gaps in the institutional structure and the service delivery system.

Strategies that Grant Administrator will continue include but are not limited to:

- Using a preventative approach through coordination and collaboration with responsible entities to identify gaps and work together them;
- Participate in monthly Region 6 Housing Coalition meetings to gain insight of the roles, responsibilities, and intake process for each entity;
- Participate in monthly Region 6 Housing Coalition meetings to share CDBG information with regards to eligibility, application timelines, and timeliness spending of CDBG funds;
- Participate in annual events (Point in Time Count, Fair Housing Training, and ADA Days)
- that promote and encourage the exchange of information to better understand the challenges faced by responsible entities and learn how they address them;
- Monitoring of unspent funds to identify gaps in meeting timely spending requirements;
- Monitoring of activity (project) compliance through permits and onsite inspections.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Development	2021	2025	Affordable Housing Homeless Non-Homeless Special Needs Fair Housing	US Census Tracts	Fair Housing Activities Low to Moderate Income Housing Administration	CDBG: \$400,000	Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Community Development	2021	2025	Non-Homeless Special Needs Non-Housing Community Development Code Enforcement	US Census Tracts	Infrastructure improvements Public Facility Improvements Code Enforcement Administration	CDBG: \$556,320	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 4,000 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 30 Household Housing Unit

3	Economic Development	2021	2025	Affordable Housing Non-Housing Community Development Economic	US Census Tracts	Job Creation Downtown Revitalization Administration	CDBG: \$250,000	<p>Facade treatment/business building rehabilitation: 30 Business</p> <p>Jobs created/retained: 50 Jobs</p> <p>Businesses assisted: 30 Businesses Assisted</p>
4	Public Service	2021	2025	Homeless Non-Homeless Special Needs Public Service	US Census Tracts	Services for Special Needs populations	CDBG: \$328,996	<p>Public service activities other than Low/Moderate Income Housing Benefit: 50,000 Persons Assisted</p>
5	Homelessness	2021	2025	Homelessness	US Census Tracts	Homelessness	CDBG: \$219,331	<p>Homeless Person Overnight Shelter: 1,000 Persons Assisted</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 1,000 Beds</p> <p>Homelessness Prevention: 1,500 Persons Assisted</p>

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Development
	Goal Description	Activities that provide affordable homeownership opportunities through single unit housing rehab and or acquisition for families or individuals in LMI neighborhoods.
2	Goal Name	Community Development
	Goal Description	Activities for community development through projects such as: curb, gutter and sidewalk replacement in Census Tract LMI neighborhoods, Senior Center improvement projects, and projects that remove ADA barriers for public access.
3	Goal Name	Economic Development
	Goal Description	Downtown Idaho Falls, Slum and Blight by Area with exterior improvements to businesses through façade, sign, awning, and code correction projects.
4	Goal Name	Public Service
	Goal Description	Activities that directly support LMI individuals and families through public service activities.
5	Goal Name	Homelessness
	Goal Description	Provide support for homeless providers that administer homeless prevention activities, shelters, and transitional housing in the community.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that it will provide affordable housing to ten (10) low to moderate income households during the next five program years.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The 2021 Housing and Community Development survey found that the top barriers to affordable housing include the lack of available land, lack of qualified contractors or builders, and ADA codes. Public input also suggested NIMBYism as a barrier to affordable housing development.

Table MA-40.1
Providing Decent and Affordable Housing
Idaho Falls
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the city?							
Lack of available land	10	16	16	19	6	0	67
Lack of qualified contractors or builders	8	15	26	12	5	1	67
ADA codes	5	6	40	12	3	1	67
Building codes	5	8	40	10	4	0	67
Lack of police patrol	8	18	25	9	6	1	67
Lack of property maintenance code enforcement	12	17	27	7	4	0	67
Permitting process	15	12	32	7	1	0	67
Planning site plan review and approval process	12	12	35	7	1	0	67
Lack of affordable housing development incentives	13	24	22	5	3	0	67
Lack of understanding of property care-taking	12	21	26	5	3	0	67
Permitting/construction fees	13	16	31	5	2	0	67
Lack of street lighting	12	15	26	5	6	3	67
Cost of land or lot	33	24	6	4	0	0	67
Cost of labor	26	22	13	4	2	0	67
Lot size	7	13	40	4	3	0	67
Not In My Back Yard (NIMBY) mentality	24	17	19	4	3	0	67
Lack of affordable housing development policies	14	17	29	4	3	0	67
Density or other zoning requirements	7	13	40	3	3	1	67
Cost of materials	45	17	4	1	0	0	67

In addition, the city undertook its Analysis of Impediments to Fair Housing Choice in 2021. The results of this study are included in Table MA-40.2.

Table MA-40.2
Contributing Factors
City of Idaho Falls

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	Low	Black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.
Access to labor market engagement	Low	Native American and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the City has little control over impacting labor market engagement on a large scale.
Insufficient affordable housing in a range of unit sizes	High	Some 27.9 percent of households have cost burdens. This is more significant for renter households, of which 45.7 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Racial and ethnic minority households with disproportionate rates of housing problems	High	The overall rate of housing problems in the City of Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall.
Discriminatory patterns in Lending	Med	Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicant. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 54.5 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the City was the Not In My Back Yard (NIMBY) mentality in the City.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's strategy, developed by the 2021 Analysis of Impediments is included in Table SP-55.1, on the following page.

Table SP-55.1

Fair Housing Goal	Fair Housing Issue(s)	Impediments to Fair Housing Choice/ Contributing Factors	Recommended Actions
Promote affordable homeownership and rental opportunities	Segregation R/ECAPs Disproportionate Housing Needs Publicly Supported Housing	Moderate to high levels of segregation Inequitable access to labor market engagement Insufficient affordable housing in a range of unit sizes Discriminatory patterns in Lending	Promote homeownership and affordable rental opportunities with the use of CDBG funds. Over the next five (5) years: 5 Homeowner Housing Rehabilitated 5 Homeowner Housing units added
Promote Community Development activities in areas with higher rates of poverty	Disparities in Access to Opportunity	Moderate to high levels of segregation Inequitable access to labor market engagement	Promote public services, public facilities, and infrastructure improvements with CDBG funds in low to moderate income neighborhoods or to benefit LMI households. Over the next five (5) years: Benefit 3,000 households with improved access to public services
Promote community and service provider knowledge of ADA laws	Disability and Access	Insufficient accessible affordable housing	Increase outreach and education for housing providers in the City, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations and Intermountain Fair Housing Council (IFHC). Record activities annually.
Increase outreach and education for housing providers in the City and the public	Fair Housing Enforcement and Outreach	Discriminatory patterns in Lending Insufficient fair housing education Insufficient understanding of credit NIMBYism	Continue to partner with IFHC to conduct fair housing outreach and education targeting rental tenants and landlords, providing an overview of fair housing laws and examples of discrimination that housing consumers may encounter in the rental and homeowner housing market. Include materials in both English and Spanish. Promote education through website and online materials, as well as printed materials at City offices and community centers/libraries. Record activities annually.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

1. Supporting outreach efforts of nonprofit organizations and shelter and housing agencies to address homelessness;
2. Selecting projects that are identified as a priority in the 2021-2025 CDBG Five Year Consolidated Plan and that directly address homelessness;
3. Selecting projects that are identified as a priority in the 2021-2025 CDBG Five Year Consolidated Plan that provide affordable homeownership opportunities for low and moderate income individuals and families;
4. Assisting, sponsoring, and supporting annual community events such as: The Point in Time Count (held in Jan/Feb) and the Homeless Stand Down (held in Nov) at the City owned Skyline Activity Center;
5. Collaborate and co-sponsor with IHFA and community developers in sharing data provided in the affordable housing Study/Inventory completed by Boise State University/Idaho Policy Institute. Study captured a baseline of housing capacity in Idaho Falls and Bonneville City. See link: www.idahofallsidaho.gov/DocumentCenter/View/7438/IPI-Idaho-Falls-Final-PDF

Addressing the emergency shelter and transitional housing needs of homeless persons

The Grant Administrator will continue to attend and participate in monthly Region 6 Housing Coalition meetings and support the efforts of the agencies and organizations who address emergency shelter and transitional housing needs on a daily basis.

As a member of the Coalition, the Grant Administrator is able to support and participate in the annual Point in Time Count and Homeless Stand Down. Through active participation, the Grant Administrator has a better understanding of the needs in order to make CDBG activity and project recommendations to Mayor and Council that address priorities identified in the 2021-2025 CDBG Five Year Consolidated Plan.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Idaho Falls will continue to support, coordinate, and collaborate with community service providers and organizations that have demonstrated their ability to: address homelessness and the issues surrounding homelessness, effectively apply funds towards the issues, and provide a documented benefit to individuals and families they have assisted. The City understands that awareness is key and will continue their role in coordinating and collaborating with local agencies and organizations who have the staff, resources, and experience to address chronically homeless clients

and their circumstances.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Regarding individuals and families being discharged from a publicly funded institution and receiving assistance from public and private agencies; the City will continue to provide a support role in the coordination efforts to prevent discharge immediately resulting in homelessness. Participating in monthly Region 6 Housing Coalition meetings continues to be very effective in the information exchange that takes place among participants.

The City of Idaho Falls recognizes the value, compassion, and experience offered by nonprofit service providers and organizations in the community who have demonstrated their ability to address a broad spectrum of issues surrounding homelessness. The City will continue to partner, collaborate, and refer to community agencies and organizations regarding homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Idaho Falls recognizes that houses built before 1978 may contain lead-based paint due to paint, paint chips, and dust. To assist with increasing awareness, an instructional procedure guide was completed to ensure Lead-Based Paint Compliance of CDBG funded projects. To increase education awareness of the hazard; the City of Idaho Falls, IHFA, Region VII District Health, and the Region 6 Housing Coalition with members represented from agencies such as that include agencies such as LIFE, Inc. and EICAP that complete single unit housing rehab have been provided with specific information and resources on lead-based paint hazards, precautions, and symptoms to homeowners, renters, and landlords involved in housing services and rehabilitation.

How are the actions listed above related to the extent of lead poisoning and hazards?

The LBPC Procedure is available to assist the Grantee (City of Idaho Falls) Grant Administrator and subrecipients recognizing the hazards associated with lead based paint and understanding compliance applicable to projects subject to the Lead-Based Paint Prevention ACT, Residential Lead-Based Paint Hazard Reduction Act of 1992, 24 CFR 35 Subparts A, B, J, K, and, R, and 24 CFR Subpart 35 regarding Disclosure of known LBP hazards and LBP poisoning prevention in federally owned and assisted housing.

How are the actions listed above integrated into housing policies and procedures?

To ensure LBP compliance with all City of Idaho Falls CDBG funded rehabilitation projects; subrecipients and contractors are provided with information, resources, and tools to comply with LBP hazard evaluation and reduction. The City will continue to have LBP brochures available to local contractors attending annual certification classes and as they apply for building permits.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Partners for Prosperity (P4P), a regional organization, is based on the principles of inclusiveness and consensus building. The organization serves 16 counties of Eastern Idaho including the Fort Hall Indian Reservation and is dedicated to reducing poverty and increasing prosperity. The City of Idaho Falls is a substantial partner expending concerted efforts within the City to reduce poverty levels through education, employment, and support system opportunities.

P4P's core strategies include:⁸

Relationship building and partnership formation are the core strategies that shape the foundation of P4P's strategy to reduce poverty. All programs and actions are based on these strategies. Relationships and partnerships are more than just "broad community improvement strategies." P4P believes they are critical to the success of any strategic effort to reduce poverty.

Our model of collaboration is an innovative approach to poverty reduction. How does collaboration equate to action?

P4P cultivates trust in the community by: 1) networking or exchanging information such as poverty data; 2) coordinating with regional partners to become an adaptable organization that alters activities in response to community needs; 3) cooperating by sharing resources such as knowledge, time and energy; and 4) collaborating by strengthening the capacity of regional stakeholders. Poverty reduction will only be achieved by partnerships and collaborative efforts. Such an approach exemplifies the prosperity that comes from living, working, adapting and celebrating together.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Idaho Falls is a substantial partner expending concerted efforts within the community to reduce poverty levels through education, employment, and support system opportunities and how CDBG may be able to assist in meeting the unmet needs. Through efforts demonstrated by regional organizations such as Partners for Prosperity (P4P), the City is able to assist in the efforts to reduce poverty and increase prosperity through partnering and collaboration.

⁸ <https://terryp4p.tripod.com/id1.html>

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In accordance with Subpart J of 24 CFR Part 85 “Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. The City of Idaho Falls will continue to follow the Monitoring procedures in the City of Idaho Falls CDBG Handbook. The procedure provides several tools to assist with long term program compliance. The City will continue to use the Monitoring Checklist for Management Systems for Subrecipient Oversight.

In addition, the City will follow their procedures for completing a Risk Assessment, Analysis, and Schedule for CDBG funded projects/activities to identify what level of monitoring a subrecipient requires. The process allows for Comprehensive Monitoring, In-House Review, Desk Audits of Subrecipient Materials, or an IPA and IA-133 Audit in accordance with OMB Circular A-133, performed by an Independent Public Accountant (IPA).

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DATA APPENDIX

Transcripts to be added here.

Table 1.1
Providing Decent and Affordable Housing
 Idaho Falls
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the city:							
Construction of new affordable housing for home ownership	5	6	7	48	1	0	67
Construction of new affordable rental housing	6	6	14	39	2	0	67
First-time home-buyer assistance	4	6	15	35	7	0	67
Rental assistance	7	11	14	28	6	1	67
Homeowner housing rehabilitation	4	4	19	22	18	0	67
Rental housing rehabilitation	5	5	19	20	17	1	67
Energy efficiency improvements	6	6	21	29	5	0	67
Heating/cooling HVAC replacement or repairs	6	8	22	18	13	0	67
ADA (Americans with Disabilities Act) improvements for City owned Facilities and Programs	6	8	23	17	13	0	67
Housing demolition	11	21	10	5	20	0	67
Mixed use housing	14	13	7	15	17	1	67
Mixed income housing	11	9	15	18	14	0	67
Senior citizen housing	6	8	21	22	9	1	67
Retrofitting existing housing to meet seniors' needs	6	6	21	21	12	1	67
Preservation of federal subsidized housing	9	9	12	18	19	0	67
Homeownership for racial and ethnic minority populations	12	12	15	14	14	0	67
Supportive housing for people who are experiencing homelessness	5	9	20	24	9	0	67
Supportive housing for people who have disabilities	6	7	20	21	11	2	67
Rental housing for very low-income households	3	8	16	33	6	1	67
Housing located adjacent or near transportation options	8	4	17	29	9	0	67
ADA improvements	0	0	0	0	0	67	67
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	67	67
Other	4	0	1	11	13	38	67

Table 1.2
Providing Decent and Affordable Housing
 Idaho Falls
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the city?							
Lack of affordable housing development incentives	13	24	22	5	3	0	67
Lack of property maintenance code enforcement	12	17	27	7	4	0	67
Lack of understanding of property care-taking	12	21	26	5	3	0	67
Lack of qualified contractors or builders	8	15	26	12	5	1	67
Lack of available land	10	16	16	19	6	0	67
Cost of land or lot	33	24	6	4	0	0	67
Cost of materials	45	17	4	1	0	0	67
Cost of labor	26	22	13	4	2	0	67
Permitting/construction fees	13	16	31	5	2	0	67
Permitting process	15	12	32	7	1	0	67
Planning site plan review and approval process	12	12	35	7	1	0	67
Lot size	7	13	40	4	3	0	67
Density or other zoning requirements	7	13	40	3	3	1	67
Not In My Back Yard (NIMBY) mentality	24	17	19	4	3	0	67
Building codes	5	8	40	10	4	0	67
ADA codes	5	6	40	12	3	1	67
Lack of affordable housing development policies	14	17	29	4	3	0	67
Lack of police patrol	8	18	25	9	6	1	67
Lack of street lighting	12	15	26	5	6	3	67

Table 1.3
Providing a Suitable Living Environment
 Idaho Falls
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the city:							
Street and road improvements	1	5	24	35	0	2	67
Sidewalk improvements	1	12	27	22	2	3	67
Water system capacity improvements	5	6	25	9	18	4	67
Water quality improvements	10	16	21	7	10	3	67
Sewer system improvements	6	18	17	10	14	2	67
Park and recreation improvements	7	21	21	15	1	2	67
Storm sewer system improvements	6	17	16	11	15	2	67
Flood drainage improvements	9	18	15	7	16	2	67
Bridge improvements	6	14	18	13	14	2	67
Bicycle and walking paths	6	19	18	21	1	2	67
New tree planting	14	22	17	10	1	3	67
Other	6	1	0	11	10	39	67

Table 1.4
Providing a Suitable Living Environment

Idaho Falls
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the city:							
Youth centers	10	6	20	22	7	2	67
Community centers	6	9	25	18	6	3	67
Childcare facilities	9	8	18	19	11	2	67
Parks and recreational facilities	6	13	20	22	4	2	67
Senior centers	5	12	22	13	12	3	67
Healthcare facilities	13	16	13	14	9	2	67
Residential treatment centers	5	8	17	16	19	2	67
Improved accessibility of public buildings	10	19	15	7	14	2	67
Homeless shelters	5	9	18	23	10	2	67
Fire stations/equipment	8	13	17	9	18	2	67
Facilities for persons living with disabilities	4	10	17	17	17	2	67
Facilities for abused/neglected children	2	6	22	23	12	2	67

Table 1.5
Providing a Suitable Living Environment

Idaho Falls
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the city:							
Homelessness services	3	9	19	23	11	2	67
Youth services	5	8	25	19	8	2	67
Senior services	1	12	26	16	9	3	67
Transportation services	4	6	15	37	3	2	67
Healthcare services	7	14	19	20	5	2	67
Childcare services	6	10	20	19	10	2	67
Fair housing activities	8	9	15	24	9	2	67
Tenant/Landlord counseling	9	8	13	24	11	2	67
Home-buyer education	5	14	20	21	5	2	67
Crime awareness education	6	16	21	15	6	3	67
Reduction of lead-based paint hazards	10	18	12	6	18	3	67
Mitigation of radon hazards	7	19	14	8	17	2	67
Mitigation of asbestos hazards	5	20	14	7	18	3	67
Employment services	5	10	24	15	10	3	67
Mental health services	2	7	16	35	5	2	67
Substance abuse services	4	4	14	37	6	2	67
Emergency shelter for persons experiencing homelessness due to a mental health crisis or a substance abuse addiction.	3	9	19	30	4	2	67
Services for survivors of domestic violence	2	4	26	27	6	2	67
Food banks	3	7	24	29	2	2	67
Eviction prevention	11	8	11	21	13	3	67
Utility assistance	7	10	19	19	10	2	67
Rental assistance	8	8	21	18	10	2	67
Veterans services	3	6	19	30	7	2	67
Services for youth aging out of foster care	4	3	20	26	12	2	67
Other	4	0	0	3	16	44	67

Table 1.6
Needs of Special Populations

Idaho Falls
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the city:							
Emergency shelters for persons who are experiencing homeless	3	6	18	27	10	3	67
Transitional housing	5	9	17	24	9	3	67
Shelters for youth experiencing homelessness	5	6	21	21	11	3	67
Senior housing, such as nursing homes or assisted living facilities	5	14	18	13	14	3	67
Housing designed for persons with disabilities	4	9	21	15	15	3	67
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	3	8	20	17	16	3	67
Rental assistance for homeless households	6	7	15	24	12	3	67

Table 1.7
Needs of Special Populations

Idaho Falls
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the city:							
Persons who are experiencing homeless	4	6	18	26	10	3	67
Seniors (65+)	6	7	23	18	10	3	67
Persons with mental illness	3	6	22	25	8	3	67
Persons with physical disabilities	4	9	22	17	12	3	67
Persons with developmental disabilities	4	6	26	18	10	3	67
Persons with substance abuse addictions	4	8	17	26	9	3	67
Persons with HIV/AIDS	8	15	13	5	23	3	67
Survivors of domestic violence	3	9	15	28	9	3	67
Survivors of domestic violence	3	9	15	28	9	3	67
Veterans	4	6	18	27	9	3	67
Persons recently released from jail/prison	3	11	21	16	13	3	67
Youth aging out of foster care	3	8	21	21	10	4	67

Table 1.8
Enhancing Economic Opportunities
 Idaho Falls
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the city:							
Attraction of new businesses	8	12	19	23	2	3	67
Retention of existing businesses	4	8	20	31	1	3	67
Expansion of existing businesses	4	18	20	19	3	3	67
Provision of job training	7	8	17	21	10	4	67
Provision of job re-training, such as after plant closure, etc.	8	10	14	18	14	3	67
Foster businesses with higher paying jobs	5	6	17	32	4	3	67
Enhancement of businesses infrastructure	4	12	18	19	11	3	67
Provision of working capital for businesses	9	9	11	15	20	3	67
Provision of technical assistance for businesses	8	11	16	12	17	3	67
Development of business incubators	7	8	15	8	26	3	67
Development of business parks	16	14	13	7	14	3	67

Table 1.9
Concluding Questions
 Idaho Falls
 Housing and Community Development Survey

Question	Percent Response
If you had \$100 to spend in the city how much would you spend in each of the areas listed below?	
Housing	28.02%
Infrastructure Improvements	24.85%
Community/ Public Facilities	17.52%
Human/ Public Services	14.76%
Economic Development	14.84%

Table 1.10
Concluding Questions
 Idaho Falls
 Housing and Community Development Survey

Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	3
Non-profit services provider	14
Commercial or industrial business owner/representative	1
City, county, or state employee	7
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	3

Table 1.11 Concluding Questions Idaho Falls Housing and Community Development Survey	
Question	Response
Are you a:	
Homeowner	44
Renter	15
Currently experiencing homelessness in the City (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	1

